

SPECIAL OPERATING REGULATION
OF THE ALIMOS TOURIST PORT
(Official English Translation)

LEGAL DISCLAIMER

This English version of the Special Operating Regulation of the Alimos Tourist Port is provided for information purposes only. In the event of any discrepancy, inconsistency, or conflict between the English text and the Greek text as published in Government Gazette (FEK B' 7090/30.12.2025), the Greek text shall prevail and be legally binding.

OFFICIAL GAZETTE OF THE HELLENIC REPUBLIC

December 30, 2025 | SECOND ISSUE | No. 7090

DECISIONS

Number 26023

Approval of the Special Operating Regulation of the Alimos Tourist Port.

THE MINISTER OF TOURISM

Having regard to:

1. Chapter C regarding the creation and operation of tourist ports, of Law 2160/1993 "Regulations for Tourism and other provisions" (A' 118) and specifically paragraph 4 of Article 31A regarding the approval of the Special Operating Regulation of Tourist Ports.
2. Law 3270/2004 "Competencies of the Ministry of Tourism Development and tourism issues" (A' 187).
3. Law 4622/2019 "Executive State: organization, operation, and transparency of the Government, governmental bodies, and central public administration" (A' 133).
4. Law 4727/2020 "Digital Governance (Incorporation into Greek Legislation of Directive (EU) 2016/2102 and Directive (EU) 2019/1024) Electronic Communications (Incorporation into Greek Law of Directive (EU) 2018/1972) and other provisions" (A' 184) and especially Article 80.
5. Presidential Decree 127/2017 "Organization of the Ministry of Tourism" (A' 157).
6. Presidential Decree 79/2023 "Appointment of Ministers, Alternate Ministers, and Deputy Ministers" (A' 131).
7. Joint Ministerial Decision T/9803/05.09.2003 (B' 1323) of the Ministers of Development and Merchant Marine regarding the General Operating Regulation of Tourist Ports.

8. Joint Ministerial Decision No. 10045/28.05.2024 of the Ministers of Environment and Energy, and Tourism "Siting and approval of environmental terms of the Alimos tourist port (marina)" (D' 388).

9. Decision of the Minister of Tourism No. 15598/13.09.2018 "Operating License of the Alimos Tourist Port (Marina)" (ADA: 9ΞΛΟ465ΧΘΟ-ΖΞΩ).

10. Decision No. 3122.3-1.2/6887/2024 of the General Secretary of Ports and Port Policy of the Ministry of Maritime Affairs and Insular Policy "Plan for the Reception and Management of Ship-generated Waste and Cargo Residues, which call at the port facility of 'Development of New Alimos Marina S.A.' in Alimos, Southern Sector of Athens".

11. The concession agreement dated 13.05.2020 between the company "Development of New Alimos Marina Sole Shareholder S.A. Concession", the company Aktor Concessions S.A., the Hellenic Republic, HRADF (TAIPED), and ETAD.

12. The certificate under reference 2162.1/3790/2019/05.12.2019 of the Saronikos Port Authority "Approval of the Emergency Contingency Plan (F.C.P.) for Combating Marine Pollution of the Alimos Marina Tourist Port" (CONTINGENCY PLAN).

13. The Fire Protection Certificate (active) under reference 743731/11.07.2023, issued by the Athens Fire Service, accompanied by the approved Active Fire Protection Studies No. 832477/12.12.2022 and 834285/07.03.2023.

14. Insurance policy No. 33904775/01.03.2024 of the Interamerican company.

15. The request protocol No. 17142/2025 by the company under the name "Development of New Alimos Marina Sole Shareholder Société Anonyme Concession", following the Board of Directors' minutes excerpt dated 25.07.2025.

16. The fact that the provisions herein do not concern an administrative procedure for which there is an obligation to register in the EMDD-MITOS registry.

17. The fact that no expenditure is incurred against the state budget from the provisions herein, we decide:

The approval of the Special Operating Regulation of the Alimos Tourist Port, as follows:

Article 1

Definitions

1.1 TOURIST PORT AREA (ALIMOS MARINA)

The area of the Alimos Tourist Port (Alimos Marina) means the area of the Alimos Tourist Port (Alimos Marina), which constitutes a reception and mooring area exclusively for recreational craft (yachts) and consists of a sea and land area. Anyone making use of the facilities within the Alimos Tourist Port area must follow the rules and terms mentioned

are subject to: a) the respective General Operating Regulation of Tourist Ports, b) this Special Operating Regulation of the said Tourist Port, and c) the relevant mooring agreement signed during the mooring of the vessel in the Marina.

1.2 TOURIST PORT MANAGEMENT BODY

The exclusive right of possession, use, management, and operation of the Alimos Tourist Port (Alimos Marina) has already been granted to the company under the name "DEVELOPMENT OF NEW ALIMOS MARINA SOLE SHAREHOLDER SOCIÉTÉ ANONYME CONCESSION" and the distinctive title "DEVELOPMENT OF NEW ALIMOS MARINA SOLE SHAREHOLDER S.A.", by virtue of the Concession Agreement dated 13.05.2020.

1.3 VESSEL

Vessel means:

- a) Any ship or recreational craft, as characterized by Law 2743/1999 (A' 211).
- b) Any type of private ship and pleasure craft (launches, boats, speedboats, sailing vessels, etc.), which possesses a name, characteristics, nationality, international call sign, and port of registry, regardless of its registration in a Greek or foreign registry or boat ledger.

1.4 TRANSITING VESSEL

Transiting vessel means any Vessel that remains temporarily moored within the tourist port area.

1.5 CLIENT - USER OF THE TOURIST PORT

(i) Client - User of the Tourist Port means: a) The owner/shipowner of the Vessel, and/or b) The legal representative of the shipowner or the owning company in Greece, and/or c) The lessee/charterer of the Vessel, and/or d) The master or skipper of the Vessel, and/or e) The person appearing and acting as the legal representative of the Vessel and the shipowner, and/or f) The person giving orders of any kind to the Management Body of the Tourist Port regarding the Vessel, especially orders for minor repairs, space leasing, payment of fees, hauling - launching, etc.

(ii) In addition to the above, the term User also means any natural person moving permanently and/or temporarily within the Tourist Port area (Marina), making use of its facilities, and specifically includes crew members of the vessels, visitors, passengers, members of technical crews, etc.

(iii) Every Client and User of the Tourist Port is obliged to follow and implement the rules and terms mentioned in: a) the respective General Operating Regulation of Tourist Ports, b) this Special Operating Regulation of the said Tourist Port, and c) the relevant mooring agreement that the client signs during the mooring of their vessel in the Marina.

1.6 PRICE LIST - APPLICABLE PRICE LIST

Price list - applicable price list means the legally compiled price list, as posted on the management body's website (<https://alimos-marina.gr>), and as applicable at any given time.

1.7 GENERAL OPERATING REGULATION OF TOURIST PORTS

General Operating Regulation of Tourist Ports means the Joint Ministerial Decision under reference T/9803/05-09-2003 (B' 1323) of the Ministers of Development and Merchant Marine, as well as any subsequent amendments thereto.

Article 2

Limits of the Land and Sea Zone of the Port

2.1 Alimos Marina was constructed in the early 1980s and is located in the geographical area of the Saronic Gulf (N.E. coasts), on the Piraeus - Sounio road axis, on the coastal zone of the Kalamaki area, in the Municipality of Alimos, bordering Palaio Faliro. The geographical coordinates of the marina are: Longitude - 23° 42' East and Latitude - 37° 55' North.

The total area of the Marina includes the land and sea zone. The land zone has an area of 209,816 sq.m. and the sea zone has an area of 427,950 sq.m. The boundaries of Alimos Marina are depicted in the relevant original maps at a scale of 1:1,000, which were approved by the Ministry of Tourism on 27.07.2018, and reduced photocopies of which were published in the Presidential Decree of 21.08.2018 (A.A.P. 172).

2.2 The land zone of the Marina is defined to the Northwest by the mouth of the Pikrodafni stream and extends parallel to Poseidonos Avenue up to the coastline and to the East until the extreme point of the root of the southern breakwater near the intersection of Amfitheas Avenue and Poseidonos Avenue. The two ends of the Marina are defined by controlled vehicle flow entrances/exits (intersections with traffic lights) to and from the coastal avenue.

The land zone of the port includes five (5) sectors numbered 1 to 5:

Sector 1 (57,506 sq.m.): Permitted uses include land storage, storage and maintenance of vessels, administration and operation of the Marina, and tourism-leisure.

Sector 2 (4,265 sq.m.): Only administration and operation uses of the Marina are permitted.

Sector 3 (57,386 sq.m.): Permitted uses include tourism-leisure, administration and operation of the marina, as well as the use of the municipal swimming pool.

Sector 4 (10,026 sq.m.): Permitted uses include tourism-leisure, specifically restaurants, refreshment stands, and outdoor parking areas.

Sector 5 (7,585 sq.m.): Nautical sports use is permitted.

For all other matters, the provisions of the Presidential Decree of 21.08.2018 (A.A.P. 172) apply.

2.3 The sea zone of the Marina includes the internal and external sea zone surrounding the port, has a total area of 427,950 sq.m., and is shown with the elements (coordinates/points) on the relevant original maps at a scale of 1:1,000 approved by the Ministry of Tourism on July 27, 2018, and reduced photocopies of which were published in the Presidential Decree of August 21, 2018 (A.A.P. 172). The sea zone of the port includes the basins and channels defined by the external (piers, breakwaters, technical islets) and internal (quays, reclamation boundaries) port works, or coincides with sheltered sea bays. The internal sea zone has a capacity for at least 979 mooring berths for vessels, both private and professional, of various categories.

Article 3

Marina Administration and Staffing

3.1 The Management Body of the Marina provides services and facilities to clients and recreational vessels as defined in Article 5 of the present regulation, either directly or through a third-party provider.

3.2 For all services and functions of Alimos Marina, including but not limited to security, cleaning, maintenance of electrical and building facilities, or any other service, the Management Body may, by its decision and in accordance with applicable provisions, assign the provision of these services to specialized external partners.

Article 4

Sizes and Number of Moored Vessels

4.1 The Marina provides space for mooring and berthing for a minimum of 979 Vessels, in corresponding positions at the piers and quays, according to the following indicative mooring distribution table:

Indicative Mooring Berth Distribution Table

Category	Maximum Berth Length (m)	Number of Berths
III	12	203
IIIa	14	120
IV	15	116
V	18	48
VI	21	211
VII	25	124
VIII	30	27

IX	35	16
X	40	4
XI	45	2
XII	50	2
Total Recreational Vessels		873

Category	Maximum Berth Length (m)	Number of Berths
I	6	40
Ia	8	14
II	10	19
III	12	12
IV	15	10
Total Nautical Sports Vessels		95

Maximum Berth Length (m)	Number of Berths
7	3
9	3
15	5
Total Fishing Vessels	11
GENERAL TOTAL	979

4.2 The above distribution may fluctuate depending on the number and length of Vessels in each category.

4.3 The method of allocating mooring berths belongs exclusively to the Marina Management Body.

Article 5

Provided Services and Facilities

5.1 The following services operate within the Marina for the servicing of Vessels and the facilitation of its clients:

- Water supply
- Electricity supply
- Telephone connection - Internet (Wi-Fi)
- Security
- Fire safety
- Waste collection
- Storage areas
- Parking areas
- Public sanitary facilities (W.C. - Showers)
- Provision of pier space for vessel hauling and launching
- Land Area (Vessel Wintering/Dry Dock)

Article 6

Terms of Allocation for Mooring-Anchoring Positions – Acquisition and Loss of Mooring Rights

6.1 Vessels as defined in Article 1.3 of the present regulation, regardless of their registration in a Greek or foreign registry or boat ledger, have the right to moor and use the Marina's facilities.

6.2 The size of the Vessels, hull type, categorization and purpose, ownership, marine insurance, and seaworthiness are proven by the valid original maritime documents of the vessel, which the Client is obliged to present both upon the Vessel's arrival at the Marina and at any request by the authorized bodies of the Marina Management Body.

6.3 The right to moor a Vessel in the Marina is always for a fixed term as defined in the applicable price list. It is acquired only after the written or electronically proven unconditional acceptance of the terms of the mooring agreement/application and the terms of this regulation by the Client, as well as the written or electronically proven acceptance of the Client's mooring application by the authorized bodies of the Management Body and the signing of the relevant mooring agreement, which constitutes a fundamental legal form. Renewal of the agreement may be for a duration shorter or longer than the original. Tacit renewal is prohibited, and any stay of the vessel after the expiration of the mooring agreement is not considered a renewal.

6.4 Unless otherwise provided in the mooring agreement, every mooring agreement is automatically terminated upon the expiration of the time for which it was agreed, as well as before the expiration of said time, by termination on the part of the Marina management body against the Client, in the event of a breach by the Client of any term of the mooring agreement, the Special Regulation of Alimos Marina, or the General Operating Regulation of Tourist Ports; such termination shall also be communicated to the relevant Port Authority for their information and for the imposition of all sanctions against the Client provided for by the existing provisions.

6.5 The mooring agreement may also be terminated by the Client only in writing and in accordance with the provisions regarding the lease of property. This termination produces legal effects only from its legal service to the Marina management body and provided that the Client fully settles all debts towards the tourist port operator.

6.6 The Client must inform the Marina management body in writing of their intention for the Vessel to remain or not at the Marina facilities at least 30 days prior to the expiration of the contractual mooring time. In any case, the Marina management body reserves every right regarding the acceptance or rejection of the relevant extension request. Any stay of the vessel after the expiration of the mooring agreement, even without opposition from the management body, can in no way establish an extension of the mooring right.

6.7 The competent bodies of the Marina management body reserve every right to satisfy or not the request of any interested party for the mooring of a Vessel in the Marina and have the exclusive right to determine the appropriate mooring berth according to the dimensions, type, and purpose of the candidate Vessel.

6.8 The obligation of the Marina management body is exhausted by providing any position suitable for the mooring/berthing of the Vessel within the Marina.

6.10 The mooring of a Vessel in a specific position in the Marina does not create a right for the Vessel or its owner/representative to maintain the Vessel in that specific position. The Marina management body may change the anchoring and stay positions of the Vessel according to current needs and within the framework of the smooth operation of the port.

6.11 The occupation by Vessels of any position other than the one indicated by the competent bodies of the Marina management body is considered arbitrary and is prohibited.

6.12 In the event that there is no mooring space in the Marina, Vessels may moor at anchorages/positions indicated by the management body's competent bodies, if available, or move outside the port zone.

6.13 To facilitate the smooth operation of the Marina, Clients or owners/masters/skippers of the Vessels must inform the competent bodies of the Marina management body at least one hour in advance of the vessel's impending departure, while simultaneously disclosing the expected day of return to the Marina, and for this purpose, they should obtain a relevant

document from the Marina's competent bodies. Any days of absence of the Vessel from the Marina are normally included in its billing.

6.14 In case a Vessel is absent from its position, this position may be allocated for the temporary mooring of a transiting vessel by the Marina management body. Such a vessel is obliged to depart timely and, in any case, before the return of the absent vessel.

6.15 (a) In the event of any change in the person of the Vessel owner moored in the Marina, the new owner, if they wish for the Vessel to remain in the Marina, is obliged to request anew in writing the acceptance-approval of the Marina's competent bodies, at most within 7 calendar days from any change in ownership. In this case, the Marina management body reserves every right to refuse or reject the above request. If the management body rejects it in writing, the Vessel is obliged to sail within 48 hours; otherwise, it is presumed to occupy the mooring space arbitrarily, with all legal consequences. In case of acceptance and approval of the ownership change by the operator, a new mooring agreement is concluded according to the provisions herein, in which the new owner explicitly and unconditionally accepts all terms of the mooring agreement and this Regulation.

(b) The above case (a) also applies to any corporate form, regardless of whether the original owner of the Vessel or the owning company still participates in it, as well as in every case of transfer to third parties of the whole or the majority of: aa) the shares of a Greek or foreign société anonyme, bb) the participation shares in a Greek or foreign limited liability company, and cc) the majority of corporate shares in partnerships, in a maritime company under Law 959/1979, as well as in any other corporate form, share-based or not, under Greek or foreign law.

(c) In the event that the Client replaces a Vessel moored in the Marina with another, the existing mooring right is not maintained, but a new agreement with the Marina management body is required. In this case, the Marina reserves every right to conclude or not a new agreement for the mooring of the new Vessel.

6.16 In all the above cases, both the old and the new owner have the obligation to inform the competent bodies of the Marina management body regarding the change in the ownership titles of the Vessel within an exclusive deadline of seven (7) calendar days, providing all necessary documents proving the change in ownership or in the shareholding or corporate status participation therein. In case this does not occur, the responsibility lies with the new owner, who is obliged to pay all outstanding mooring dues. Furthermore, in this case, the Marina reserves every right to refuse, at its absolute discretion, the mooring right to the new owner.

6.17 Clients of the Marina are not permitted to lease or provide their Vessels' mooring berths to third parties, even for temporary use, nor is the exchange of mooring berths between Vessels allowed.

6.18 The mooring right concerns exclusively and only the specific Vessel for which it is requested. The Client has no right to moor more than one Vessel, of which they have ownership, possession, occupancy, or use in any way, in the same berth.

6.19 The Marina Management Body reserves every right to refuse mooring, as well as to terminate the existing mooring of a Vessel, especially if the specific Vessel is not seaworthy, is not motor-driven or, in the case of a sailing vessel, does not have an auxiliary propulsion engine, is uninsured, has a carrying capacity of more than forty-nine (49) passengers (excluding crew members), does not possess full and valid certificates from its flag of registry, as well as in any other case provided for in the General and Special Operating Regulations of the port, the mooring agreement, and any other general or special provision of law.

Article 7

Method of Calculating Mooring Dues and Provided Services

7.1 The billing of mooring dues is determined based on the overall length (LOA) and the type of the Vessel. Mooring tariffs concern the anchoring of Vessels via stern-to (stern-on) or alongside mooring.

7.2 Vessels moored in the sea zone of Alimos Marina, as defined in Article 2.2 herein, are obliged to properly and timely pay the corresponding mooring dues.

7.3 The first day for the calculation of mooring dues payment is considered to be the twenty-four-hour period starting at midnight during which the Vessel arrived at the Marina.

7.4 Mooring of a Vessel in the Marina for a few hours is charged with daily fees.

7.5 Auxiliary boats (tenders or other floating means) of the moored Vessels, provided they are in the sea or land area of the Marina, are charged with proportional fees.

7.6 Alongside mooring (side-to) is carried out after approval by the Marina Management Body, which is exclusively competent to decide on the matter. No surcharge is paid in cases where the competent bodies of the Marina Management Body decide on alongside mooring due to lack of anchorages or for the safety of the Vessels within the Marina.

7.7 Non-conventional Vessels are considered to be those with more than one hull (e.g., catamarans). In this case, non-conventional Vessels pay stern-to mooring dues according to the applicable price list.

7.8 By decision of the Alimos Tourist Port Management Body, the applicable price list and the method of calculating other provided services and facilities (electricity, water, telephone services, etc.) are determined.

7.9 For the proper execution of all the above-provided services, a security deposit is paid in advance, which will be returned to the Client interest-free upon the termination of their mooring agreement and after final settlement.

7.10 In case of delay in settling the accounts for the above services beyond one month, the Marina Management Body is entitled to proceed with the disconnection of services without further notice. The Marina reserves the right to offset the amounts owed for the above services from the initially paid security deposit. Reconnection takes place after the accounts are settled and provided there is an available supply.

7.11 For every hauling/launching carried out from a space to be determined each time by the Marina Management Body, usage fees are paid by the Client/User to the Marina, as specified by a decision of the Tourist Port Management Body.

7.12 The right to use the Land Area, the method of calculating its usage fees, and every other relevant detail are determined by decision of the Marina Management Body, in accordance with the law and the relevant port siting decision.

7.13 Vessels using the Marina's supply storage rooms will pay dues per month depending on the capacity of the storage spaces.

7.14 Mooring dues are prepaid. This prepayment shall concern at least the amount of one monthly mooring invoice. A facilitation is provided whereby the prepayment is made within the first 5 days of each calendar month; otherwise, the Client will be charged with the legal default interest. Specifically, for transiting vessels, mooring dues are always prepaid on the first day of their mooring. Vessels remaining moored for a period longer than a month must prepay the mooring fees at least every month and within the first five days thereof.

7.15 The Marina Management Body is not obliged to send reminders to Clients for the payment of the agreed mooring dues and other services on specific dates.

7.16 Payment of mooring dues and other provided services shall be made in Euros, in cash, by credit card, or by bank check (or a check from another recognized credit institution in Greece), payable on the same day.

7.17 A delay in the payment of mooring dues exceeding two months shall automatically entail the loss of any mooring right for the Vessel. The Marina Management Body is granted the right to terminate the agreement and remove the Vessel from the Marina, in accordance with section 12.1 of this Special Regulation, without prejudice to other consequences provided by Law or the mooring agreement.

7.18 Upon the expiration of the mooring agreement or its termination for any reason, any continued presence of the Vessel in the Marina does not imply a renewal of the mooring agreement.

7.19 In the event that a Vessel arbitrarily occupies a mooring berth, the Client, in addition to other consequences provided in the agreement or by law, must pay for each day of the

Vessel's stay until its final removal a sum equal to 1/10 of the last paid monthly mooring due.

7.20 All the aforementioned amounts regarding the provided services (mooring, utilities, etc.) do not include VAT, nor any other legal state, community, or municipal tax or fee.

7.21 The Marina Management Body may at any time freely determine, modify, and adjust the tariffs for mooring rights, the services and facilities provided by the Marina, as well as all amounts and percentages mentioned above, in accordance with the provisions of the law.

Article 8

Procedure for Approach, Mooring, Berth Occupation, and Departure of Vessels from Anchorages

8.1 Shipowners/masters/skippers of Vessels calling at the sea zone of the Marina must notify the competent bodies of the Marina Management Body by any appropriate means of their Vessel's characteristics for identification by port personnel and await instructions for permission to enter the Marina's anchorages-berths.

8.2 Upon entry permit, all Vessels entering the sea zone of the Marina are guided to the appropriate position either by the presence or assistance of the service boat (tender) or by receiving instructions from the Marina's VHF station (Channel 71).

8.3 Immediately after arrival, the shipowners/masters/skippers of Vessels entering the Marina must:

a) Complete the forms provided to them.

b) Present all original maritime documents of the Vessel provided for by existing regulations (specifically seaworthiness certificates, certificate of registry, insurance policy, tonnage certificate, etc.), as well as any other document for the legalization of the owning company and its legal representative, providing copies thereof to the Marina Management Body.

c) Inform the Marina Management Body of any needs for waste delivery.

8.4 Shipowners/masters/skippers of vessels entering or exiting the Marina must:

Sail smoothly, provided that weather conditions and the Vessel's handling properties allow.

Sail without creating wakes that would disturb other Vessels in the Marina.

Maintain a maximum entry speed of 5 (five) knots.

Not engage in races with other Vessels within the Marina's sea area.

Strictly adhere to the provisions of the International Regulations for Preventing Collisions at Sea (COLREGs).

Fully comply with signals on the Marina's signal mast.

8.5 Formalities applicable to the movement of tourist vessels, yachts, and other recreational craft in all ports and yacht stations in Greece also apply to the Alimos Tourist Port (Departure permit, crew and passenger lists, endorsement of maritime documents, etc.).

8.6 In all cases, Vessels shall moor at safe points and in positions indicated by the competent bodies of the Marina Management Body. Occupation of any mooring berth at will is explicitly prohibited.

8.7 Clients bear sole responsibility for the safe mooring of their Vessels and must ensure that their Vessels are always properly secured in their position. Clients are required to possess all necessary equipment for safe anchoring and mooring, and must check the good condition of the mooring equipment, replacing it in case of wear; they are liable for any damage, injury, or loss due to non-compliance with the above rules.

8.8 It is prohibited, in all cases, to obstruct the navigation channels and the traffic of Vessels to or from their anchorages, and for any vessel to overtake another entering or exiting within the channel margin of the Marina entrance.

8.9 Sailing of any Vessel perpendicular to the imaginary axis of the Marina entrance or the approach channels is prohibited, as is anchoring or remaining at the Marina entrance.

Article 9

Liability during Arrival - Mooring - Departure

9.1 The shipowner/master/skipper of the Vessel must ensure its safe mooring, for which they are solely responsible, and must take every appropriate measure dictated by maritime experience and skill.

9.2 The Marina Management Body, through its authorized bodies, has the right to inspect the manner in which the Vessel is moored or other related actions and may provide instructions or take actions to implement better safety measures concerning safe mooring, movement, approach, and the overall operation of the Marina, charging any resulting costs to the owner.

9.3 The potential presence of the service boat (tender), as well as instructions from the Marina Management Body's authorized bodies, do not exempt the Vessel's skipper from liability, both for the maneuvering of the Vessel within the Marina and for securing it to the permanent anchorage.

9.4 The shipowner/master/skipper of the Vessel is responsible for any damage caused to any other vessel or Marina installation during the Vessel's stay, entry, or exit.

9.5 The Marina Management Body bears no liability for any personal injuries to the Client and their employees, crew members, passengers, and visitors of the Vessel, or users of the

Marina in general, nor for any damage, loss, or destruction of the Vessel itself, its attachments and components, or the personal property of the aforementioned persons, whether on the Vessel or in any area (land or sea) of the Marina, including cars or other vehicles, regardless of the cause. The sole liability for the above, regarding both the Vessel and the persons on board, as well as for any damage to their property in any area of the Marina or the Vessel, rests with the Client.

Article 10

Obligations of Clients - Users of the Marina

10.1 Vessels moored and moving within the sea zone of the Alimos Tourist Port must comply with the International Regulations for Preventing Collisions at Sea (COLREGs) and current provisions on safe navigation, as well as the General Port Regulations governing departure, arrival, anchoring, and stern-to or alongside mooring, and the provisions of this Special Regulation which further specifies these matters.

10.2 Shipowners/masters/skippers are obliged, at the commencement of mooring and throughout its duration, to keep the Vessels always seaworthy and insured against all risks, particularly for: loss, theft, fire, pollution, damage, shipwreck removal and further disposal, land transport, seizure, civil liability or third-party liability in general, passenger accidents, loss of personal belongings, valuables, additional equipment, war, social unrest, strikes, anarchist activities, terrorism, or political demonstrations.

10.3 Shipowners/masters/skippers are obliged to inform the Marina Management Body in writing or via proven electronic means of any change regarding ownership, representation (address, telephone, email, etc.), and the vessel (flag, registry). Those mooring a Vessel in the Marina who do not reside permanently in Greece (whether Greek or foreign nationals) are obliged to appoint and notify in writing a legal representative in Greece, submitting simultaneously their written acceptance, full details, correspondence address, email, and Tax Identification Number (AFM). They are also obliged to designate a process agent (antiklitos) for the service of all documents and correspondence, including invoices related to the Vessel.

10.4 Shipowners/masters/skippers are obliged to inform the Marina Management Body in writing of any potential placement of a guard on the Vessel, along with their full details, who is not a member of the crew.

10.5 All Vessels must be appropriately equipped with relevant systems to comply with the safety regulations of their flag state, be continuously maintained, and have a good external appearance in terms of cleanliness.

10.6 Clients are obliged to take all necessary and appropriate measures to avoid noise pollution in the Marina and avoid disturbing the peace of those on board other moored vessels. Furthermore, "quiet hours" must be strictly observed as defined by the Internal Operating Manual.

10.7 The connection or disconnection of utilities to the Vessels is performed only by the authorized personnel of the Marina.

10.8 The abandonment by Vessels of materials or equipment provided to them by the Marina during departure or mooring (land or sea) will result in financial charges for the Vessels for all costs incurred for replacement due to wear or loss.

10.9 The Marina bears no responsibility for the loss or damage of objects belonging to the Vessels that have been left in the Marina's areas. Should such objects be collected by Marina personnel, the Vessels will be charged with any generated costs for collection, transport, storage, etc.

10.10 Any kind of self-made constructions (DIY) on the quays, piers, or other areas of the Marina by Clients, masters, or crews of the moored Vessels are strictly prohibited, especially storage huts for small items, nautical tools, ropes or chains, satellite antennas, and so forth.

10.11 Dropping anchor within the Marina is permitted only in cases of emergency and after approval by the Marina Management Body.

10.12 Interference with, or repair or improvement of, the Marina's facilities by persons not appointed by the Marina Management Body is prohibited.

10.13 The stay of Vessels or trailers in the land areas of the tourist port without the permission of the Marina Management Body is prohibited.

10.14 The use of flares, rockets, and other fireworks within the land or sea area of the Marina is prohibited.

10.15 The entry and stay of street vendors and others exercising commercial activity within the Marina is prohibited.

10.16 The arbitrary posting or sticking of advertisements (stickers) on any kind of Marina facilities is prohibited.

10.17 Swimming, fishing, and diving within the sea zone of the Marina, as defined in 2.2 of this Special Regulation, are prohibited. Furthermore, the use of jetskis and the conduct of water sports such as waterskiing, banana boats, etc., within the Marina's sea zone are prohibited.

10.18 Cooking food on outdoor fire pits (barbecues), either on the vessels or in the land areas of the tourist port, is prohibited.

10.19 Parking of cars and motorized vehicles in general is permitted only within areas specifically designated by the competent bodies of the Marina Management Body according to the provisions of the tourist port siting decision. Sanctions are imposed by the competent Port Authority on drivers who park outside the designated parking areas or do not comply with traffic signs and the instructions of the Marina's personnel.

10.20 Trucks, passenger cars, and other wheeled vehicles are not allowed to remain on the quays, piers, breakwaters, and other coastal areas beyond the absolutely necessary time for the embarkation/disembarkation of passengers or the loading/unloading of supplies and luggage.

10.21 Washing vehicles of any kind within the tourist port area is prohibited.

10.22 Posting signs or displaying notes or other notices regarding the sale, rental, or other exploitation of Vessels is prohibited in areas other than those designated by the competent bodies of the Marina Management Body.

10.23 During their mooring in the Marina, the permanent and continuous use of Vessels as the primary residence of clients or their friends, as well as leaving guard dogs on the Vessels, is prohibited. This provision does not apply to Transiting Vessels.

10.24 Any pets accompanying clients during their stay on moored vessels must always be under their control, must not cause noise, must not pollute the Marina areas, and must remain only on their owners' vessels. The competent bodies of the Marina Management Body reserve the right to request pet owners to remove them from the Marina at any time, especially for reasons of hygiene and disturbance to other clients.

10.25 The transmission of radiotelephone and radiotelegraph signals from Vessels moored in the Marina is prohibited.

10.26 The hauling of any Vessel and the cleaning of its hull in the land areas of the Marina, as well as the use of slipways for hauling or launching vessels, is prohibited without the prior permission of the competent bodies of the Marina Management Body.

10.27 For any repair or maintenance work on a Vessel moored in the Marina, prior notification to the Marina Management Body, the granting of a relevant permit, and the taking of every prescribed measure according to the current provisions of Greek Legislation are required. The Management of the tourist port may refuse the execution of maintenance and repair work by persons not belonging to the port staff if port spaces and facilities are used for these works. In any case, a declaration by the vessel owner or the master is required, informing of the execution of small-scale works, defining the person responsible for the works and their duration, and stating that the persons working on the vessel are insured with a Public insurance organization and that the owner undertakes to restore any damage potentially caused to persons or things by the aforementioned workers, for whose selection the tourist port bears no responsibility. Additionally, the owner is responsible for the full compliance of these persons with relevant legislation and hygiene and safety regulations. All large-scale maintenance and refit works on Vessels moored in the Marina are prohibited, such as the operation of a power generator set alongside the Marina quays for electric welding, etc., without the prior permission of the competent bodies of the Marina Management Body and the relevant Port Authority. For any diving work, the permission of the Marina Management Body is required.

10.28 Anyone who notices the start of a fire on any Vessel or on the beach and the surrounding area of the Marina is obliged to:

a) Immediately report it to the competent bodies of the Marina Management Body and the Port Authority by any appropriate means.

b) Take all necessary measures to contain or extinguish the fire using the firefighting equipment available from the Marina or from their Vessel.

c) The Marina personnel on duty (watch) shall call for assistance from the nearest Fire Service department and mobilize the port, assisting in the work of extinguishing the fire with the firefighting equipment available at the port.

d) If the Port Authority or the Marina Management orders the shifting (warping) of Vessels, the masters and skippers of these vessels are obliged to comply with the given order as quickly as possible.

10.29 The Client and their employees/agents are prohibited from any use, deposition, or exposure within the Tourist Port Area of objects, substances, and materials that are dangerous or flammable.

10.30 In case of final departure of the Vessel from the Marina, the shipowner/master/skipper or their legal representative is obliged to declare it in writing and in a timely manner to the management body and to pay all outstanding mooring dues and other provided services and facilities; otherwise, the management body bears no responsibility for the billing of the Vessel until it is informed in writing of its final departure.

Article 11

Environmental Protection - Cleanliness - Waste and Residue Management

11.1 Clients - Users of the sea and land area of the Marina have an obligation to comply with the environmental protection measures provided for by existing legislation and particularly to ensure the avoidance of pollution of the sea and coasts by oil, oily mixtures, harmful substances or mixtures thereof, and all kinds of waste, sewage, and rubbish.

11.2 The reception and management of all types of waste and rubbish are carried out based on the valid waste reception and management plan, which concerns domestic and non-domestic waste, biological and oily residues of vessels, and tourist port waste, and which forms an integral part of this regulation, in accordance with the current General Operating Regulation of Tourist Ports.

11.3 For Vessels that do not possess sewage holding tanks, the use and operation of toilets, laundry and dishwasher drains, washing in kitchens, showers, and baths within the Marina is prohibited.

11.4 The disposal of objects and liquids that can cause any type of pollution or contamination into the sea and land area of the Marina is prohibited.

11.5 Vessels calling at the Marina are obliged to inform the Marina Management Body of the existence of waste and rubbish and the need for their collection.

11.6 During their mooring, Vessels must keep their rubbish inside tightly closed waste containers or in well-secured synthetic bags. The removal of rubbish to the land area of the Marina is permitted only during hours specified by the Marina Management Body.

11.7 Causing pollution in the tourist port in any way entails the unconditional obligation to cover (indemnify) the costs of decontamination by the party that caused the pollution.

11.8 During the refueling of Vessels, all safety specifications and protocols for the avoidance of pollution of the land and sea area must be strictly followed, as defined by the corresponding national and international regulations and by the Marina Management Body.

Article 12

Shifting (Warping) of Vessels

12.1 In the event that:

- a) The stay of the Vessel in the Marina obstructs its operation (e.g., safe arrival and departure of vessels) and exploitation,
- b) There is a potential risk of shipwreck or causing damage to another Vessel or Vessels, or a risk of pollution,
- c) A fire has broken out on this Vessel or an adjacent one,
- d) There is an arbitrary occupation of a mooring berth,
- e) There are outstanding debts for mooring berth fees or provided services,
- f) The provisions of Article 12 [sic - likely referring to general regulations] herein are violated,

The Marina Management Body, in addition to other sanctions, has the right to shift-transfer any Vessel to another point, within or outside the port, in the sea or land area of the Marina.

12.2 For the occurrence of one or more of the above cases, the Marina Management Body shall draft a report, which is communicated to the relevant Port Authority and to all involved parties, setting a five-day deadline from notification for the shifting-transfer of the Vessel.

12.3 Specifically for case (b) of the above paragraph, a three-day deadline from notification is set for the shifting-transfer of the Vessel, and the provisions of Law 2881/2000 apply accordingly.

12.4 The aforementioned report under 12.2 shall be communicated by the Marina Management Body, with proof of delivery, to the shipowner/master/skipper or the legal representative of the Vessel at their declared residential address. If none of the above can be found, the report shall be affixed to a prominent part of the Vessel.

12.5 If the shifting-transfer of the Vessel is ordered by the Marina Management Body, the shipowner/master/skipper is obliged to comply with this order as quickly as possible, while the Port Authority of the area, to which the Marina administratively belongs, acts according to the existing provisions.

12.6 If the deadline set in the 12.2 report expires without action, the Marina Management Body proceeds with the hauling or shifting of the Vessel.

12.7 In case of refusal for any reason and in any way, the assistance of the Port Authority is requested.

12.8 The costs for hauling-shifting are borne exclusively by the shipowner/master/skipper or the legal representative of the Vessel. In case of their refusal to pay the relevant amounts, these are paid by the Marina Management Body and are sought in full.

12.9 The Marina Management Body bears no liability for the safekeeping of the Vessel that was forcibly transferred-shifted, nor does it bear any liability for any damage or injury caused to the Vessel, the shipowner, the master, or the crew members due to its transfer-shifting or its stay in another area, within or outside the Marina.

12.10 In the event that the Vessel is in a dangerous condition due to explosion, fire, leak, etc., and there is an imminent risk to the safety of persons, other Vessels, or Marina facilities, the provisions provided in port regulations regarding emergency measures and the provisions herein apply.

Article 13

Breach of Terms - Sanctions

13.1 Moored Vessels must settle the dues for provided services and facilities in a timely manner and according to the provisions of the Special Regulation, the mooring agreement, and the currently applicable price list; otherwise, they are burdened with both legal default interest and the sanctions provided for in this Regulation.

13.2 A delay of more than 2 months in the payment of mooring dues or other obligations from provided services constitutes grounds for termination of the mooring agreement and grants the management body the right to:

a) Remove the Vessel from the Marina facilities, and/or

b) Seize the vessel along with all its equipment, engines, and auxiliary machinery, following the procedure provided by current legislation, until the outstanding amounts are settled, and/or

c) Seize and sell (liquidate) the Vessel and/or all its assets and equipment or part thereof, in accordance with current legislation, to cover the debts and the costs of these procedures from the auction proceeds, and/or

d) Prohibit the departure of the Vessel or Vessels of the debtor, in accordance with existing provisions.

13.3 Monetary amounts owed to the Marina Management Body include the mooring dues for the Vessel and any other fees, from the expiration date of the mooring agreements until the date of removal or sale of the Vessel, calculated based on the Marina's applicable price lists during that specific period.

13.4 The delay or non-payment of mooring dues and services by the liable parties, as above, as well as any serious violation or repeated violations of the Marina regulation, entails the termination of the mooring agreement at the expense of the Client, who is obliged to remove the Vessel from the Marina, and the imposition of sanctions provided by the competent authorities according to existing provisions in conjunction with Article 157 of the Code of Public Maritime Law (K.D.N.D.).

13.5 In case the violator does not comply with the order for shifting the Vessel(s) within or outside the port, in addition to the imposition of a fine by the Port Authorities, the summary procedure for compulsory shifting is initiated according to existing provisions in conjunction with Article 157 of the K.D.N.D.; alternatively, the Marina Management Body, following consultation with the Port Authority, proceeds with the compulsory shifting of the Vessel at the sole responsibility of the shipowners, masters, agents, or other representatives. The costs of compulsory shifting are borne exclusively by the debtors, without excluding any claim for compensation for any damage suffered by the Marina Management Body.

Article 14

Exemptions from Payment of Dues

14.1 Only recreational Vessels taking refuge in the Marina due to force majeure, which renders the vessel's voyage dangerous due to bad weather, are exempt from paying mooring dues, until the departure prohibition (ban) is lifted.

14.2 In the event that a Vessel sought refuge in the Marina due to bad weather and, following the lifting of the departure prohibition for small vessels, remains therein, it shall be obliged to pay mooring dues calculated from the date on which the departure prohibition was lifted. In case of bad weather, the announcements of the Port Authorities of the area to which the Marina is administratively subject shall be taken into account.

Article 15

Other Provisions

15.1 In the specifically designated area of the Marina, the use of nautical sports vessels is permitted in conjunction with the operation of relevant nautical sports activities (Nautical Club), provided that the provisions of the General Operating Regulation of Tourist Ports, this Special Operating Regulation, and the International Regulations for Preventing Collisions at Sea (COLREGs) are observed. In case of violation of the above regulations by nautical sports vessels and/or members of the Nautical Club, the Management Body has the right to prohibit the entry of the vessel or member of the Nautical Club and to request the imposition of relevant sanctions by the Port Authority.

15.2 In the event that any term or provision included herein is deemed invalid or unenforceable in the future, such invalidity shall not affect the remaining terms and provisions, which shall remain valid and binding for the clients and users of the Marina.

Any previous special operating regulations cease to be in force from the publication of the present regulation.

This decision is to be published in the Official Government Gazette.

Athens, December 18, 2025

The Minister

OLGA KEFALOGIANNI

The National Printing House is a public service under the Presidency of the Government and is responsible for the drafting, management, printing, and circulation of the Sheets of the Official Government Gazette (FEK), as well as for covering the printing and publishing needs of the state and the broader public sector (Law 3469/2006/A' 131 and P.D. 29/2018/A' 58).

1. OFFICIAL GOVERNMENT GAZETTE (FEK)

The FEK in electronic form is available free of charge at www.et.gr, the official website of the National Printing House.

FEK in printed form is available in individual sheets either directly from the Sales and Subscribers Department or by mail.

The cost of a black-and-white FEK from 1 to 16 pages is €1.00, with a €0.20 increase for every additional 8-page section. The cost for a color FEK from 1 to 16 pages is €1.50, with a €0.30 increase for every additional 8-page section.

The A.S.E.P. (Supreme Council for Civil Personnel Selection) issue is provided free of charge.

Methods of submitting texts for publication:

A. Submission of documents to the email address <https://eservices.et.gr>.

B. By exception, citizens who do not possess an advanced digital signature may send texts by mail or submit them in person at the Publication Receipt and Registration Department.

2. PRINTING - PUBLISHING NEEDS OF THE STATE

The National Printing House responds to requests from public services and agencies to design and print forms, brochures, books, posters, pads, computer forms, envelopes, etc. It also designs digital editions, logos, and produces audiovisual material.

Postal Address: 34 Kapodistriou St., 10432 Athens

Call Center: 210 5279000

Website: www.et.gr

Customer Service Hours: Monday to Friday: 8:00 - 13:30