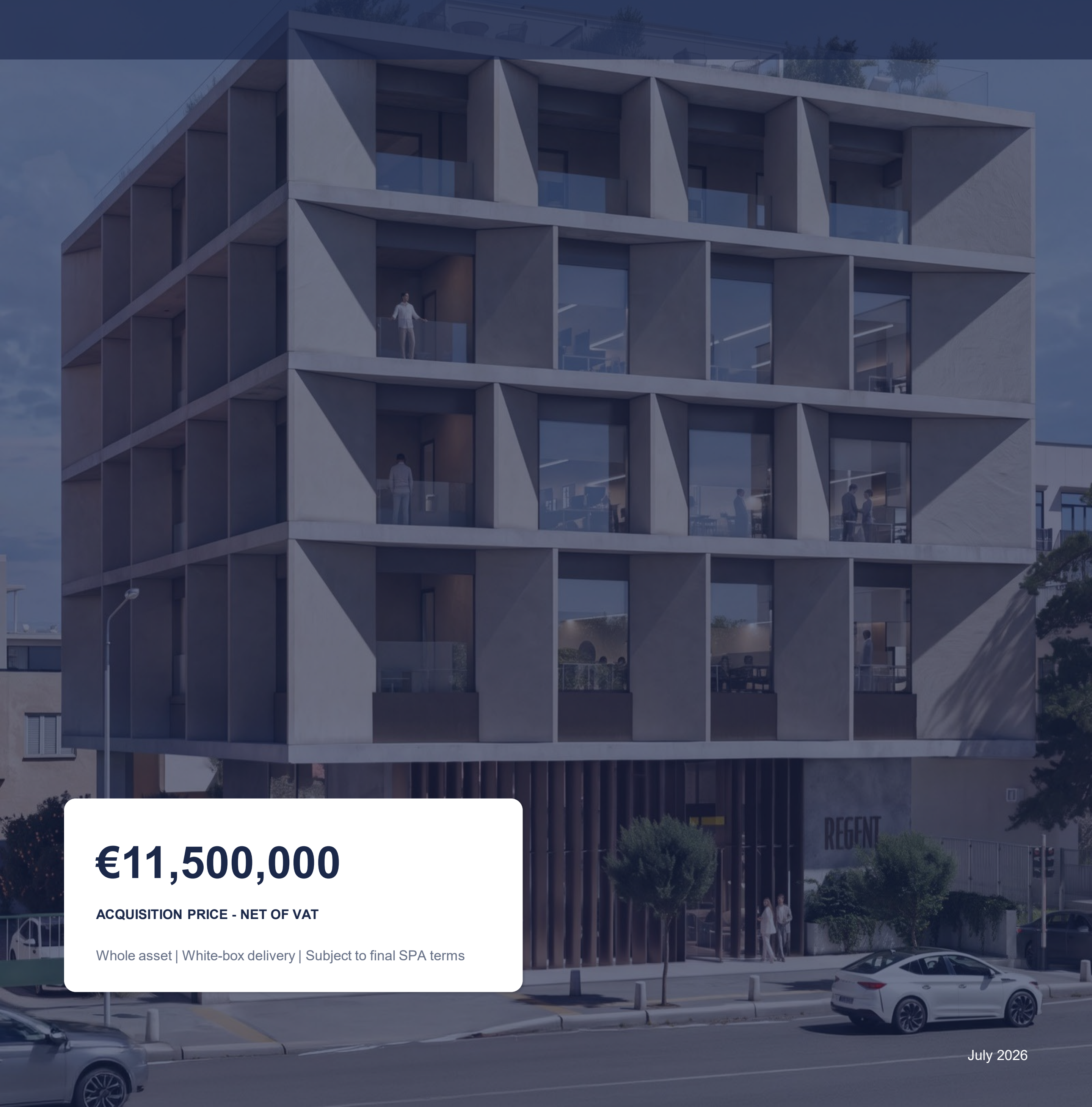
PRIVATE & CONFIDENTIAL | PRE-MARKET OPPORTUNITY

• City centre, Paphos

REGENT

Whole-Building Investment Opportunity

Class A boutique business centre | Paphos city centre, Cyprus



€11,500,000

ACQUISITION PRICE - NET OF VAT

Whole asset | White-box delivery | Subject to final SPA terms

July 2026

PRE-MARKET ACQUISITION

A rare opportunity to acquire a complete Class A asset before open sales

Single ownership, unified branding and an income-led investment profile in Paphos' emerging business district.

Investment proposition. Acquire REGENT as a single, professionally managed office asset rather than a fragmented floor-by-floor scheme. The transaction can be structured as a forward purchase with a fixed white-box specification, milestone payments and delivery protection.

€937k	€862k	7.5%	30 Jun 2028
Potential gross rent	**Modeled NOI**	**Modeled yield**	**Target delivery**
per annum	after 8% vacancy		current model schedule

Core investment highlights

- Central landmark address with strong frontage on one of Paphos' main commercial roads, close to the Municipality, Kennedy Square, Old Town, banks and public parking.
- Boutique scale: approximately 4,000 m² gross building area across eight levels, including four office floors, retail, basement parking and a landscaped roof garden.
- Income diversification across office floors, ground-floor retail/café, storage and 24 parking spaces.
- Purpose-built Class A stock in central Paphos remains limited, while tenant demand is increasingly concentrated in modern, efficient buildings.
- A whole-building transaction preserves operational control, branding and future refinancing or exit flexibility.

THE ASSET

Purpose-built boutique business centre

Designed as a premium multi-tenant asset with strong street presence, efficient floorplates and shared amenities.

4,000 m²
Gross building area

2,210 m²
Marketing rentable area

8 levels
Basement to roof

24 spaces
Underground + ground

Asset components include a double-height reception, retail unit with mezzanine, four office floors with integrated balconies, basement storage and parking, and a landscaped roof garden with covered and open event areas.

ADDRESS VALUE

At the centre of Paphos' emerging business cluster

High visibility, walkable urban amenities and proximity to other INEX commercial projects.

Walkable core

Municipality, Kennedy Square, Old Town, government offices, banks, restaurants and municipal parking.

Business cluster

REGENT sits alongside Majestic, QUBE and Beon Active Office, reinforcing a recognisable commercial destination.

Tenant appeal

A central address with efficient access, a premium image and the privacy of a boutique office building.

WHITE-BOX HANDOVER

Institutional-grade building, white-box tenant floors

Completed common areas and core services, with tenant-specific fit-out delivered by each occupier.

Landlord delivery

- Completed external envelope and common areas
- Double-height lobby and reception
- Finished WCs on each office floor
- Raised access floor
- A/C systems
- Separate power and water supply for each floor
- Access control, CCTV and fire-alarm systems in common areas
- 24 parking spaces, bicycle parking and roof garden

Tenant fit-out

- Ventilation / AHU equipment
- Light fittings and lighting design
- Internal partitions and doors
- Final floor, wall and ceiling finishes
- Furniture and tenant-specific fit-out
- Any tenant-specific MEP distribution beyond the agreed white-box boundary

Delivery boundary

The acquisition is proposed on a fixed white-box specification. The final technical boundary, completion tests, retention, defects procedures and any landlord works for the retail unit will be attached to the SPA. Tenant-side ventilation units, luminaires, partitions and final finishes are excluded from the purchase price unless separately agreed.

PROPOSED FORWARD-PURCHASE STRUCTURE

Early control for the buyer; defined completion and payment protections for both parties

01	02	03	04	05
Exclusivity & DD	**SPA & 20%**	**65% progress**	**10% completion**	**5% retention**
4-6 weeks	Signing	Certified milestones	White-box completion	Defects / final delivery

Indicative commercial terms

Asset

Whole building including retail, offices, storage, roof rights and 24 parking spaces.

Delivery

White-box completion to the agreed specification; target 30 June 2028.

Price

€11.5m net of VAT, with purchase costs and taxes allocated under the SPA.

Security

Milestone certification, performance security, retention and long-stop date.

WHY ACQUIRE BEFORE OPEN SALES

Preserve the asset as a complete investment product and capture early positioning

01

Whole-asset control

Single ownership preserves brand, tenant mix, operating standards and future refinancing or exit flexibility.

02

Pre-market access

The purchaser avoids competition from floor-by-floor sales and can shape final operating and leasing decisions.

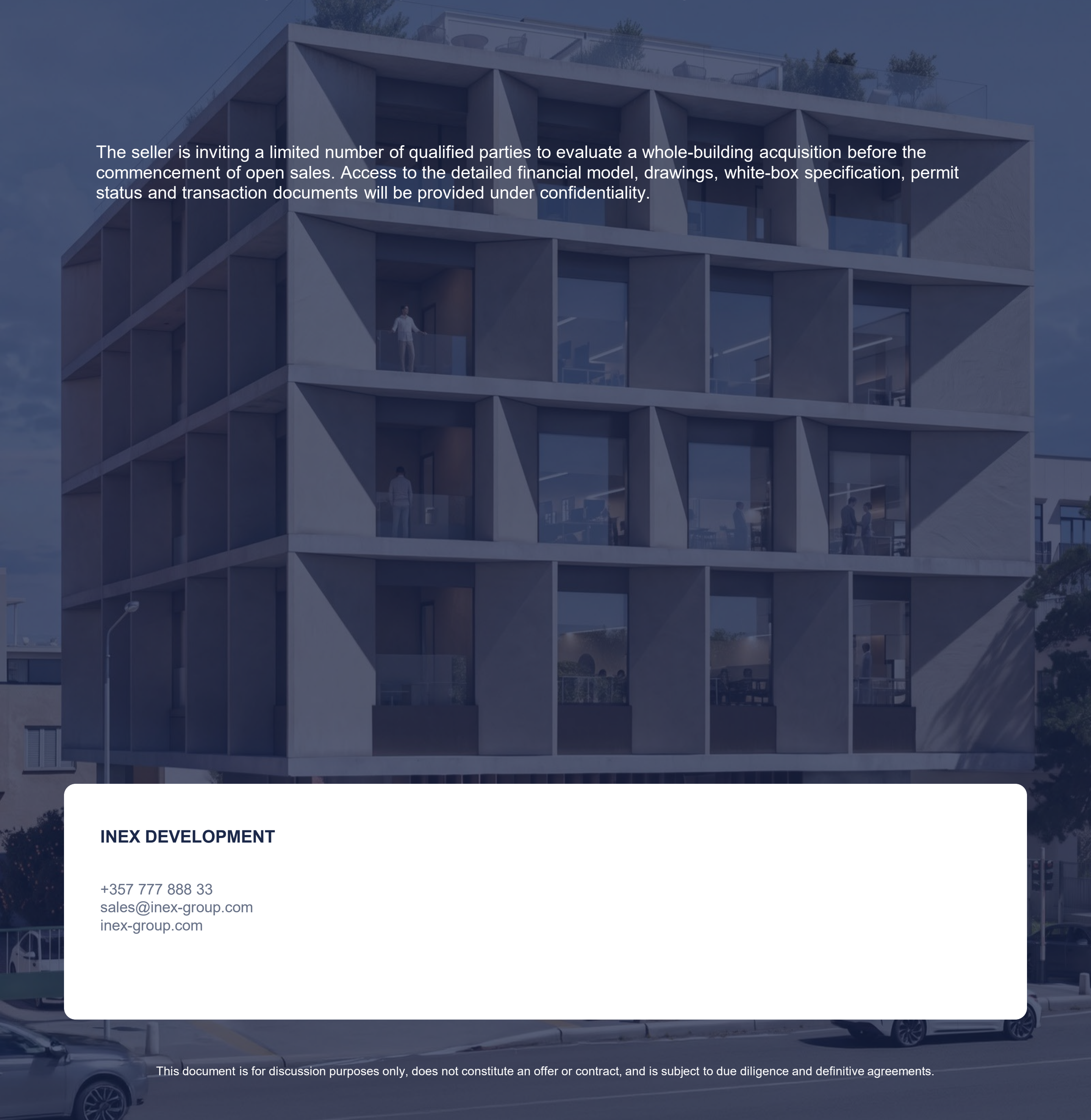
03

Income-led value

At the modeled rent roll, the asking price represents a 7.5% initial yield before leverage and future indexation.

City center, Paphos

A complete asset.
A central address.
An early-entry opportunity.



The seller is inviting a limited number of qualified parties to evaluate a whole-building acquisition before the commencement of open sales. Access to the detailed financial model, drawings, white-box specification, permit status and transaction documents will be provided under confidentiality.

INEX DEVELOPMENT

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