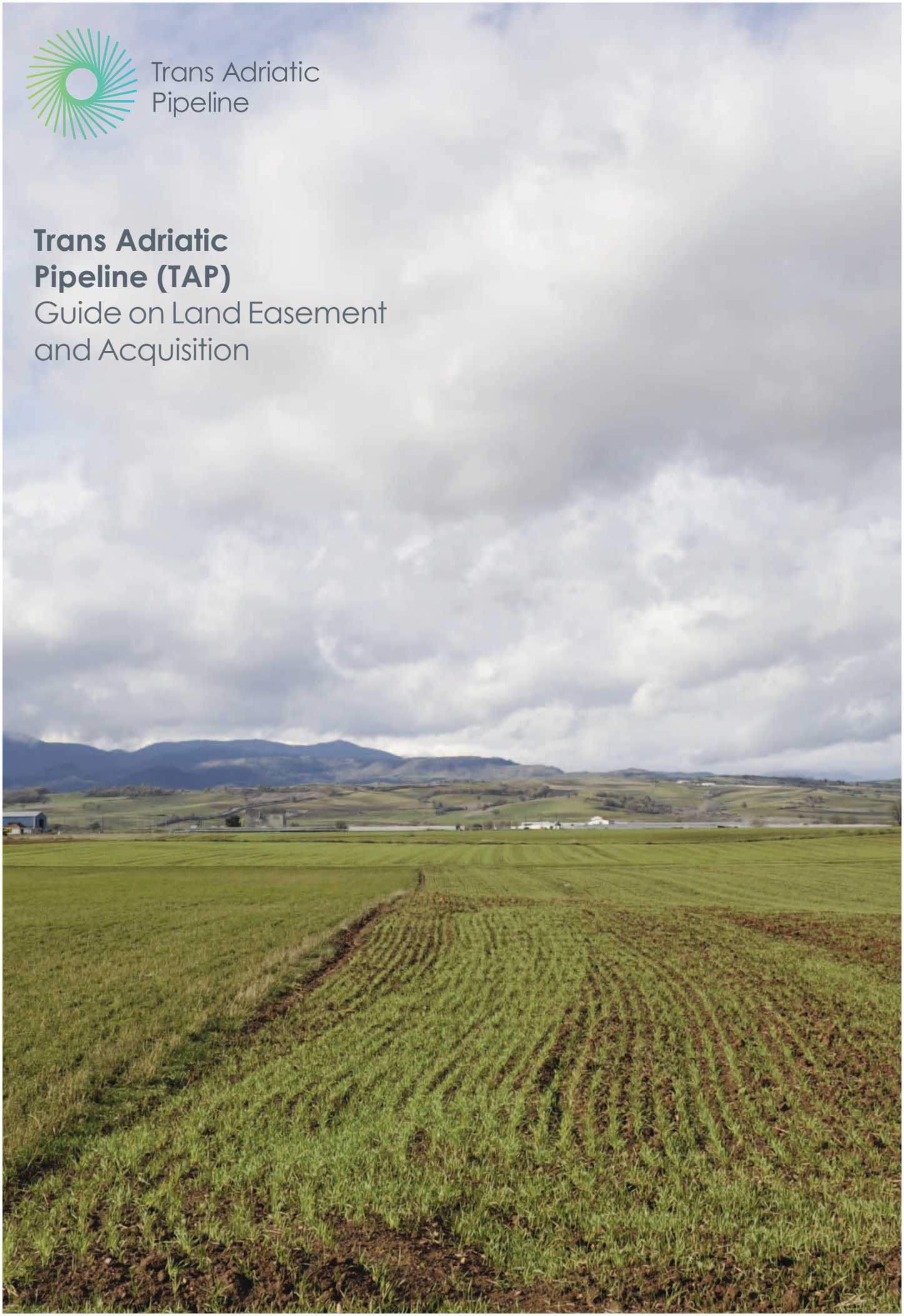
Trans Adriatic Pipeline

Trans Adriatic Pipeline (TAP)

Guide on Land Easement and Acquisition



How will construction begin and how long will it last?

TAP is a big natural gas infrastructure project. It will be built according to the highest standards and using the most advanced equipment.

The construction will begin once TAP had received access to all land parcels along the pipeline route (estimated in 2016). We will need about three and a half years to build the whole TAP section in Greece. The pipeline construction will be done in sections. At each specific location we estimate that construction will last from **three to six months**.

The standard width of the construction corridor is about 38 meters, but in some cases this may be reduced to 28 meters, and in mountainous areas it may be only 18 meters.

TAP will also need temporary facilities such as yards to store the pipes (approx. 17 of them along the route) and camps for construction workers and equipment (approx. 8 of them along the route).

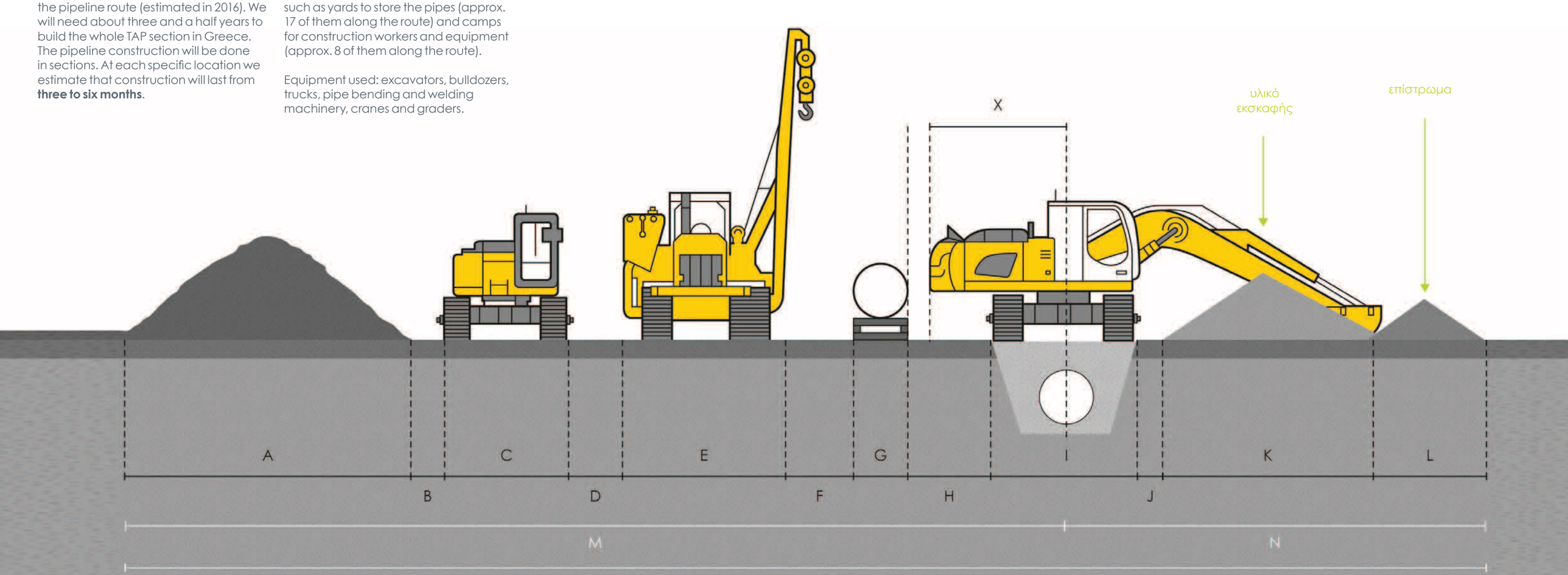
Equipment used: excavators, bulldozers, trucks, pipe bending and welding machinery, cranes and graders.

38m

The standard width of the construction corridor is about 38 meters

3-6 months

At each specific location construction will last from three to six months



Project Land Impacts

The project will require temporary facilities for the duration of the construction period, including:

- 17 pipe storage yards along the route;
- 8 construction camps along the route.

Land will also be needed permanently for the compressor stations at Kipoi and Serres (each about 360 stremma), and for some 23 block valve stations (a small fenced area of about 700 m^2 for each block valve).

17

Pipe storage yards along the route

8

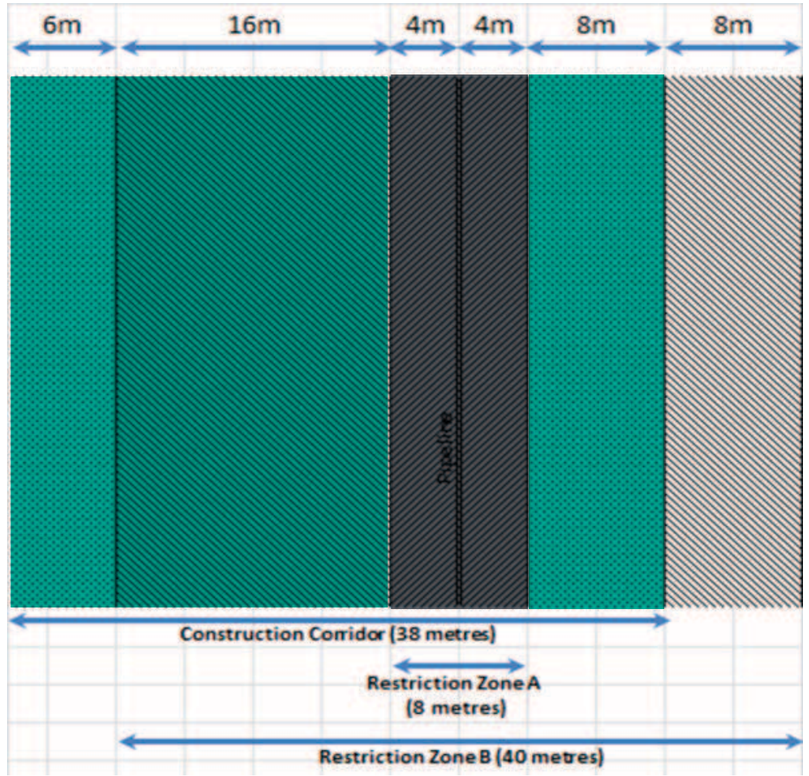
Construction camps along the route

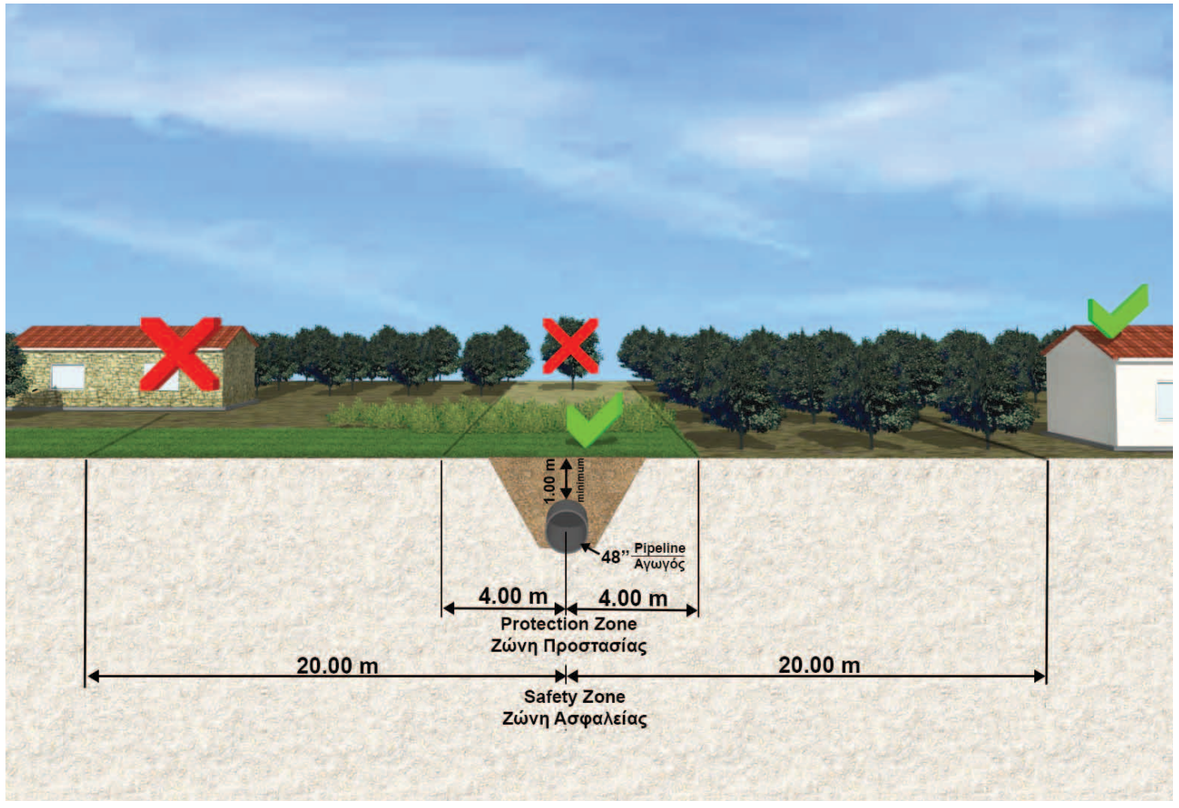
Along the pipeline route, land will be subject to the following **restrictions:**

Area	Nature of Restriction
Zone A: 8 metres strip with the pipeline at its centre (4 metres from the centre line either side)	No buildings of any nature, no deep ploughing, no trees with deep roots
Zone B: 40 metres strip with the pipeline at its centre (20 metres from the centre line either side)	No residential buildings
Zone C: 400 metres strip with the pipeline at its centre (200 metres from the centre line either side)	For the elaboration of Urban Plans (new or modification of existing), in Zone C, all High Pressure Natural Gas System safety standards have to be taken into consideration, which may restrict the number of buildings in the safety zone.

The following figure summarises the layout of the Construction Corridor and the Restriction Zones along the pipeline:

The route and related facilities have been selected in order to avoid residential properties.





Compensation General Principles

TAP's strategy for access to land, easement and acquisition is based on the following principles:

✓ Compliance with Greek law and international requirements (EBRD PR 5).
✓ Avoidance of physical displacement and minimisation of economic displacement.
✓ Compensation for land and crops based on full replacement value. Full replacement value will include related transaction costs.
✓ **Land required on a permanent basis** for above ground installations will be purchased from its current owners
✓ **Land required on a temporary basis,** including the pipeline construction corridor and temporary facilities, will be used by TAP for the duration of construction. It will be leased from its owners and handed back after construction and reinstatement are completed.
✓ **Owners of land that is subject to easement and/or restrictions** during operations will be compensated.
✓ **Users of Land** that is affected due to TAP Project, will be compensated at full replacement value for any standing crops that are impacted by Project installations.
✓ Orphan land, i.e. land that is severed or bisected by TAP, and the portion of the plot that is not directly impacted (acquired or rented by TAP) but rendered uneconomic; unviable; and/or inaccessible (either permanently or temporarily), will be compensated.
✓ TAP will endeavour to enter into agreements with affected landowners and land users wherever possible.
✓ Where no agreement is reached with affected land owners, TAP may resort to forced easement or acquisition, according to the process described in Greek Law. Affected people will have access to TAP's grievance mechanism
✓ Vulnerable people will be identified and if required will be provided with all necessary assistance in relation to Land Easement & Acquisition and Livelihood Restoration activities.
✓ **Land owners** will be entitled to a minimum compensation of 900€ per land parcel
✓ Cut-Off Date for the calculation of Compensation will be the C&AI date.
✓ **Temporary use of land** will be compensated through land rental agreements. For agricultural land, users will be compensated for any standing crops, lost farm income and possible reinstallation costs.

✓

Temporary use of land will be compensated through land rental agreements.

900€

per land parcel

> "Where no agreement is reached with affected land owners, TAP may resort to forced easement or acquisition, according to the process described in Greek Law. Affected people will have access to TAP's grievance mechanism."

Compensation Matrix

Type of impact	Type of Compensation
Purchase of land Permanent facilities (compressor stations, block valves)	**To Land Owner:** Purchase of land at Replacement Cost Compensation to the Owner at replacement cost, for any standing attachments on the land (i.e. perennial trees, irrigation and/or drainage structures, sheds, wells) **To Land User:** Compensation for loss of crops at full replacement value.
Temporary use of land Construction Corridor – Camp sites- Pipe Yards	**To Land Owner:** Compensation for land at a rate of **25% of Land Replacement Value** for **2 years** rental, renewable per year until end of Construction, at 10% of Land value for each additional year. Compensation to the Owner at replacement cost, for any standing attachments on the land (i.e. perennial trees, irrigation and/or drainage structures, sheds, wells) **To Land User:** Compensation for lost farm income during construction period (minimum 2 years) at full replacement value
Orphan land	Subject to case by case review, land that is severed or bisected by TAP, and the portion of the plot that is not directly impacted (acquired or rented by TAP) but rendered uneconomic; unviable; and/or inaccessible (either permanently or temporarily), will be compensated.

Type of impact	Type of Compensation
Long term Easement and Restrictions in Zone A	In land deemed constructible: **90%** of the land replacement value In land deemed agricultural: **50%** of the land replacement value In pasture or non-usable land: **25%** of the land replacement value
Restrictions in Zone B	In land deemed constructible: **90%** of the land replacement value In land deemed agricultural: **0%** of the land replacement value In pasture or non-usable land: **0%** of the land replacement value
Restrictions in Zone C	Case by case review where and when the need arises.

Replacement Values for Affected Parcels in Greece

1 Land

2 Crops

3 Attachments

4 Transaction Costs

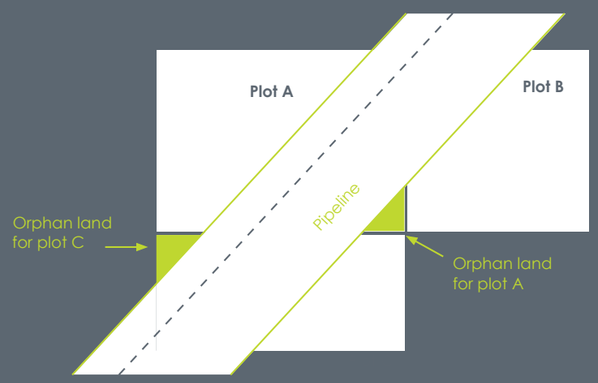
1. Land categories

Peri-Urban land	Within a Ring of approx. 500 m surrounding existing Urban Boundaries Plots with Distance ≤ 200 m from 2 other Residential parcels
Development potential land	Area – Plots with Distance ≤ 500 m from 2 other Commercial / Industrial parcels Façade – Major Roads (national or regional)
Irrigated Agricultural Land	Land appropriate for farming with existing irrigation system of any type
Non - Irrigated Agricultural Land	Land appropriate for farming or bare land

Orphan land

What if TAP needs only a part of my land parcel? Will I be compensated for the whole or only part of it?

During construction TAP may need to cross a parcel in a way which leaves some sections of land on each side, which are not required for construction and would be normally not compensated. Agricultural activities on these sections of land, either side of the construction corridor, could normally be continued. We realise that there will be cases, however, where the separated sections might be too small to make cultivation economically worthwhile.
This kind of land is called "orphan land".



Such cases will be reviewed by TAP separately on request by the landowner and/or farmer. The following criteria will be considered in this review:

- Size, dimensions and shape of the orphaned part of the parcel
- Possible access restrictions
- Size and nature of mechanical equipment used for cultivation on this parcel and limitations to the use of such equipment
- Potential restrictions to irrigation or drainage during the construction period

The same compensation principles apply to the "orphan" land as to the main affected piece of land, that is to say:

- Same as permanently acquired land if the piece of land is orphaned permanently
- Same as temporarily occupied land if the piece of land is orphaned temporarily

2. Crops

Total Crops Compensation = Lost Farm Income + Setup Costs

2.1. Annual Farm Income

The major contributors of the Farm Income are:

(a) Agricultural Yield
(b) Density of cultivation (perennial crops)
(c) Producers' Prices
(d) Production Costs
(e) Subsidies

According to EBRD PR 05 adequate compensation has to be paid to the users of the affected land in order for them to be in the position to replace what they will be foregoing.
The following formula describes the relationship of the above factors:

Net Annual Farm Incomes are calculated always in €/str.

Gross Unit Production Income	Gross Unit Production Expenses	Net Unit Farm Income
= Agricultural Yield * Product Unit Price + Subsidies *per unit area*	**= Agricultural Yield * Unit Production Cost + Unit Insurance Costs + Unit Costs for Irrigation or Hail Protection**	**= Gross Unit Production Income - Gross Unit Production Expenses**

Before

After

> According to EBRD PR 05 adequate compensation has to be paid to the users of the affected land in order for them to be in the position to replace what they will be foregoing.

2.1.1. Annual Crops

Factors affecting Annual Crops Compensations:
- *Type of Annual Crop*
- *Municipality*
- *Irrigated or Non-Irrigated*
- *Annual Farm Income*
- *Actual Unit Subsidy*

2.1.2. Perennial Crops

Factors affecting Perennial Crops Compensations:
- *Type of Perennial Crop*
- *Municipality*
- *Irrigated or Non-Irrigated*
- *Calendar Year of Cultivation*
- *Calendar Year of Uprooting*
- *Total Installation Costs of Crop Growth Phase (€)*
- *Percentage Installation Costs Spent*
- *Crop Growth Phase Duration (years)*
- *Annual Farm Income*
- *Number of Years to be compensated for Farming Income*
- *Actual Unit Subsidy*

2.2. Subsidies

TAP will reimburse the PAP for the value of any subsidy that is lost as a result of TAP activities. The specific amount that may be due to individual PAPs will be dealt with on a case-by-case basis

3. Attachments

All existing attachments will be compensated at Replacement Value and will be examined per case

4. Transaction Costs

The rate of compensation for lost assets should be calculated at full replacement cost, that is to say, the market value of the assets plus transaction related costs (EBRD PR5)

Appendix 1

Land replacement value calculation

1. Peri-Urban Land (Residential Development Potential)
Value Plot= BaselineValueSection*KAccessibility*KUtilities*KSpecialFactors

Parcel's Accessibility (Bad = 0,90 / Standard = 1,00 / Good = 1,10)
Existence of Public Utility Grids (Yes =1,10 / No = 1,00)

2. Development Potential Land

2.1 Development Potential Land (Area - Industrial, Commercial)
Value Plot= BaselineValueSection* KAccessibility *KSize*KUtilities* KSpecialFactors

Parcel's Accessibility (Bad = 0,90 / Standard = 1,00 / Good = 1,20)
Size (E) (4.000 ≤ E ≤ 6.000 m2 = 1,00 / E ≥ 6.000 m2 = 1,10)
Existence of Public Utility Grids (Yes =1,10 / No=1,00)

2.2 Development Potential Land (Façade - Industrial, Commercial)
Value Plot= BaselineValueSection*KRelativePosition*KSize*KUtilities* KSpecialFactors

Proximity to Major Roads (1st =1,00 / 2nd = 0,50 from a Major Road
Size (E) (4.000 ≤ E ≤ 6.000 sqm = 1,00 / E ≥ 6.000 sqm = 1,10)
Existence of Public Utility Grids (Yes =1,10 / No=1,00)

3. Agricultural Irrigated
Value Plot= BaselineValueSection*KAccessibility *KDistance*KSpecialFactors

Accessibility (Standard =1,00 / Good =1,10)
Distance (D) from the nearest Locality
(D ≤ 1.500 m =1.20, 1.500 <D ≤ 3.000 m = 1.10, D ≥ 3.000 m = 1,00)

4. Agricultural Non – Irrigated
Value Plot= BaselineValueSection*KTopography *KSoil*KAccessibility *KDistance* KSpecialFactors

Surface Topography
(Slope <20% = 1,20 / 20%<Slope<40% = 1,00 / Slope>40% = 0,80)
Soil Constitution (Compatible = 1,00 / Fertile = 1,20)
Accessibility (Standard =1,00 / Good =1,10)
Distance (D) from the nearest Locality
(D ≤ 1.500 m =1.20, 1.500 <D ≤ 3.000 m = 1.10, D ≥ 3.000 m = 1,00)

Land values per regional district

Nr	Regional District	Peri-Urban	Development Potential - Façade	Development Potential - Area	Agricultural Irrigated	Agricultural Non -Irrigated
		"Unit Value€/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"
1	EVROS	5,00	8,00	3,00	2,00	1,00
				6,00		2,00
				8,00		
				15,00		
2	RODOPI	3,00		3,00	2,00	1,00
				4,00		
				6,00		
3	XANTHI	3,00		3,00	2,00	
		6,00		6,00		
				10,00		
				12,00		
				13,00		
4	KAVALA	6,00	4,00	4,00	2,00	
			6,00	10,00	3,00	
			8,00	12,00		
5	DRAMA			3,00	2,00	
				4,00		
				5,00		

Nr	Regional District	Urban	Development Potential - Façade	Development Potential - Area	Agricultural Irrigated	Agricultural Non -Irrigated
		"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"
6	SERRES	6,00	4,00	3,00	2,00	1,00
				4,00	3,00	2,00
				5,00		
				8,00		
7	KILKIS			3,00		1,00
8	THESSALONIKI	3,00	4,00	3,00	2,00	1,00
		13,00	5,00	5,00	3,00	2,00
			6,00	6,00		
				8,00		
				10,00		
				15,00		

Land values per regional district

Nr	Regional District	Urban	Development Potential - Façade	Development Potential - Area	Agricultural Irrigated	Agricultural Non -Irrigated
		"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"	"Unit Value €/sqm"
9	PELLA	5,00		5,00	2,00	2,00
				10,00	3,00	
10	IMATHEIA				2,00	
11	KOZANI			3,00	2,00	1,00
				4,00	3,00	2,00
				5,00		
				20,00		
12	FLORINA			3,00	2,00	1,00
				4,00	3,00	
13	KASTORIA	3,00	8,00	3,00	2,00	1,00
		6,00	10,00	4,00	3,00	2,00
				5,00		
				8,00		
				10,00		
				12,00		
				10,00		
				12,00		
				20,00		
				40,00		

Appendix 2

Crops

Calculation of Project Annual Crop Rates

Calculation of annual Crops Rates is based on Annual Agricultural Farm as in APPENDIX 2/Table b.

Calculation of Project Perennial Crop Rates – Attributes

Perennial crop life is distinguished in four (4) phases
Phase 1: Starts with planting of the crop and ends by the time the crop produces for the first time (installation phase). For easier understanding of non – experts, Phase 1 is also called Crop **Growth Phase (no yield)**.
Phase 2: Yield Growth Phase (increasing yield)
Phase 3: Full production phase (steady maximum yield)
Phase 4: Decreasing yield phase (till it becomes not profitable)

2.1. Crops in Crop Growth Phase and in Zone A

Crops in the Crop Growth Phase and are located within Zone A (will not be ever replanted), in which case the Compensation takes account of the fact that the farmer will lose the Farm Income for the entire productive life of the Crop (i.e. to eternity) but will save the part of the Installation Costs that he has not already spent (Remaining Total Installation Costs). The calculation is by deducting the Remaining Total Installation Costs from the Present Value of Total Farm Income (to eternity).

The formula that supports the above is the following:

$$\textbf{Total Crops Compensation} = \frac{\textbf{Annual Farm Income}}{i} - \textbf{Remaining Total Installation Costs}$$

Where: i = Capitalization rate (5,00%), n = total duration of productive phase

2.2. Crop is in Maturity Phase – Zone A

Crops in the Maturity Phase (2, 3 or 4) and are again located within Zone A (will not be ever replanted), in which case the Compensation takes account of the fact that the farmer will lose the Farm Income for the entire productive life of the Crop (i.e. to eternity). The calculation equals the Present Value of Total Farm Income (to eternity).

The formula that supports the above is the following:

$$\textbf{Total Crops Compensation} = \frac{\textbf{Annual Farm Income}}{i}$$

Where: i = Capitalization rate (5,00%)

2.3. Crop is in Crop Growth Phase – Construction Zone

Crops are in the Crop Growth Phase and are located within Zone B (will be replanted when the construction phase will be concluded, probably two (2) years), in which case the Compensation takes account of the fact that the farmer will lose his annual farm income for a period that equals the number of years of the construction plus the age of the uprooting and he will need to be additionally compensated for the part of the Total Installation Costs that he will have spent by the time of the uprooting. The calculation adds the sum of Annual Farm Incomes for the number of years that equals the construction phase plus the age of the crop when uprooted with the part of the Total Installation Costs that the farmer will have spent by the time of the uprooting.

The formula that supports the above is the following:

$$\textbf{Total Crops Compensation} = \textbf{Annual Farm Income} * N + \textbf{Paid Total Installation Costs}$$

Where: N = 2 + Current Age

2.4. Crop is in Maturity Phase (2, 3 or 4) – Construction Zone

Finally for Crops that are in the Maturity Phase and are located within Zone B, there are two different approaches considered to distinguish Crops that are near the end of their productive life.

In case they are in the core of their productive phase then the farmer will need to re-plant the crops and wait till they reach their Mature age, so a farmer will lose the income for the total number of years (construction + maturity) and will need to replant them, spent the Total Installation Costs again. The calculation adds the Annual Farm Income for the number of years that will take to replant the Crops and wait till they reach their Maturity Phase with the Total Installation Costs.

The formula that supports the above is the following:

$$\textbf{Total Crops Compensation} = \textbf{Annual Farm Income} * N + \textbf{Total Installation Costs}$$

Where: N = 2 + Duration of Growth Phase

In case they near the end of their productive life (The period is defined as the last years of productive life that equal the number of years of the Growth Phase) then the farmer will be compensated for loss of Annual Farm Income for the number of years that remain to the end of the productive life of the crop, but since the farmer would have to replant them anyway, the farmer is not compensated any Installation Cost.\

The formula that supports the above is the following:

$$\textbf{Total Crops Compensation} = \textbf{Annual Farm Income} * N$$

Where: N = 2 + Remaining Mature Phase

Perennial Values per regional district

Regional District	Annual Farm Income /str (€)
DRAMA	
Clover	257,00
Lotus	1.100,00
Poplar / Aspen	350,00
EVROS	
Acacias	90,00
Almond	394,50
Apple (regular formation)	966,00
Apricot	1.020,50
Berry	5,00
Cherries	1.848,50
Chestnut	246,50
Clover	167,75
Common fig	620,00
Grape (Edible)	869,50
Grape (Wine)	277,00
Nut	464,15
Olive	362,00
Peach (edible in regular formation)	753,00
Pear	1.461,25
Plum	1.067,00
Pomegranate	525,00
FLORINA	
Almond	589,00
Apple (regular formation)	1.382,00
Cherries	1.848,50
Clover	167,75
Peach (industrial)	840,00
IMATHIA	
Apple (dense formation)	1.229,00
Apricot	1.300,00
Cherries	2.230,00
Grape (Edible)	869,50
Grape (Wine)	243,00
Kiwi	1.371,00
Lotus	1.100,00
Nut	464,15
Olive	482,00
Peach (edible early)	880,00
Peach (edible late)	1.300,00
Peach (industrial)	900,00
Plum	1.067,00
Pomegranate	700,00
Quince	765,00
KASTORIA	
Apple (dense formation)	1.229,00
Apple (regular formation)	966,00
Cherries	1.848,50
Clover	167,75
Grape (Edible)	869,50
Nut	464,15
Pear	1.887,50
KAVALA	
Acacias	90,00
Almond	394,50
Apple (regular formation)	1.382,00
Apricot	1.300,00
Berry	5,00
Regional District	**Annual Farm Income /str (€)**
KAVALA	
Cherries	2.230,00
Clover	257,00
Common fig	620,00
Grape (Edible)	1.292,00
Grape (Wine)	277,00
Kiwi	1.371,00
Loquat	490,00
Nectarine	991,00
Nut	775,50
Olive	362,00
Olive (Chalkidiki type)	1.350,00
Peach (edible in dense formation)	965,00
Peach (edible in regular formation)	753,00
Pear	1.461,25
Plum	1.067,00
Pomegranate	700,00
Poplar / Aspen	350,00
Quince	765,00
KILKIS	
Grape (Edible)	869,50
Poplar / Aspen	350,00
KOZANI	
Apple (extra dense formation)	1.860,00
Apple (regular formation)	1.382,00
Apple (suspension and dense formation)	1.800,00
Clover	167,75
Grape (Edible)	869,50
Grape (Wine)	277,00

Perennial Values per regional district

Regional District	Annual Farm Income /str (€)
KOZANI	
Nut	464,15
Pear	1.461,25
PELLA	
Almond	394,50
Apple (dense formation)	1.139,50
Apple (regular formation)	1.382,00
Apricot	1.300,00
Apricot (Bebeko)	950,00
Cherries	2.230,00
Clover	257,00
Grape (Edible)	869,50
Grape (Wine)	277,00
Lotus	1.450,00
Nectarine	1.040,00
Nut	464,15
Olive	482,00
Peach (edible early)	870,00
Peach (edible late)	1.040,00
Peach (edible mid early)	750,00
Peach (industrial)	840,00
Pear	1.887,50
Plum	1.067,00
Poplar / Aspen	350,00
RODOPI	
Acacias	90,00
Almond	394,50
Apple (regular formation)	966,00
Apricot	1.020,50
Berry	5,00
Cherries	1.848,50
Clover	167,75
Common fig	620,00
Regional District	**Annual Farm Income /str (€)**
RODOPI	
Grape (Edible)	869,50
Grape (Wine)	277,00
Hazelnut	166,55
Loquat	490,00
Nut	464,15
Olive	482,00
Olive	362,00
Peach (edible in regular formation)	753,00
Pear	1.461,25
RODOPI	
Plum	666,00
Pomegranate	525,00
Poplar / Aspen	350,00
Quince	680,00
SERRES	
Acacias	90,00
Almond	589,00
Apple (regular formation)	966,00
Berry	5,00
Cherries	2.230,00
Cherries	1.848,50
Clover	257,00
Common fig	620,00
Grape (Edible)	1.292,00
Grape (Edible)	869,50
Hazelnut	192,50
Nut	775,50
Olive	482,00
Peach (edible in regular formation)	753,00
Pear	1.887,50
Regional District	**Annual Farm Income /str (€)**
SERRES	
Pear	1.461,25
Pomegranate	525,00
Poplar / Aspen	350,00
Quince	680,00
THESSALONIKI	
Almond	394,50
Apple (regular formation)	966,00
Apple (suspension and dense formation)	1.702,50
Apricot	1.020,50
Cherries	2.230,00
Cherry (Sour)	1.730,00
Chestnut	340,00
Clover	257,00
Clover	167,75
Common fig	620,00
Grape (Edible)	869,50
Grape (Wine)	277,00
Hazelnut	192,50
Nut	464,15
Olive	362,00
Peach (edible in dense formation)	1.100,00
	965,00

Perennial Values per regional district

Regional District	Annual Farm Income /str (€)
THESSALONIKI	
Peach (edible in regular formation)	950,00
	753,00
Peach (industrial)	620,00
	588,00
Pear	1.887,50
	1.461,25
Regional District	**Annual Farm Income /str (€)**
THESSALONIKI	
Plum	1.067,00
Pomegranate	700,00
Quince	680,00
XANTHI	
Acacias	90,00
Almond	394,50
Apple (regular formation)	1.382,00
Apricot	1.020,50
Berry	5,00
Cherries	1.848,50
Cherry (Sour)	1.725,00
Chestnut	246,50
Clover	167,75
Common fig	620,00
Grape (Edible)	869,50
Grape (Wine)	277,00
Kiwi	1.185,50
Loquat	490,00
Nut	775,50
Olive	362,00
Peach (edible in regular formation)	753,00
Pear	1.461,25
Plum	666,00
Pomegranate	525,00
Poplar / Aspen	350,00

Annual crops values per regional district

Regional District	Annual Farm Income /str (€)
DRAMA	
Cotton	110,00
Cotton	65,25
Maize	170,00
Sunflower	128,00
Wheat	59,50
EVROS	
Barley	32,00
Cotton	65,25
Maize	110,00
Melons	730,00
Peas	504,00
Sunflower	80,10
Watermelon	831,50
Wheat	39,20
Wheat Durum	31,30
FLORINA	
Barley	42,00
Beans	1.257,00
Chickpeas	238,95
Dry Bean	603,00
Maize	110,00
Potatos (Spring)	870,00
Wheat	39,20
Wheat Durum	31,30
IMATHIA	
Wheat	39,20
KASTORIA	
Beans	1.257,00
Dry Bean	781,00
Lentils	128,00
Lettuce	604,00
Maize	110,00
Potatos (Spring)	870,00
Potatos (Summer)	566,00
Rye	17,20
Tobacco (Non-Irrigated)	337,00
Tomato Open Field	2.585,00
Wheat	39,20
Wheat Durum	31,30
KAVALA	
Asparagus	620,00
Cabbage	688,00
Maize	170,00

Annual crops values per regional district

Regional District	Annual Farm Income /str (€)
KAVALA	
Maize	110,00
Melons	780,00
Peas	504,00
Rice (Short Seed)	80,00
Snails	
Sunflower	128,00
Watermelon	960,00
Wheat	59,50
KILKIS	
Beans	1.257,00
Fodder Peas	21,50
Rye	17,20
Rye (Eco Product)	11,00
Tobacco (Non-Irrigated)	249,50
Vetch (beast feed)	14,00
Vetch (edible)	37,25
Wheat	39,20
Wheat (Eco product)	13,20
Wheat Durum	31,30
Wheat Durum (Eco Product)	15,00
KOZANI	
Barley	42,00
Maize	170,00
Potatos (Spring)	870,00
Rye	20,40
Sunflower	80,10
Wheat	39,20
Wheat Durum	31,30
PELLA	
Barley	32,00
Cabbage	692,00
Cotton	65,25
Lettuce	693,00
Maize	170,00
Maize	110,00
Potatos (Spring)	870,00
Spinach (Edible)	460,00
Spinach (Industrial)	340,00
Sunflower	128,00
Wheat	59,50
Wheat Durum	31,30
Wheat Durum (Irrigated)	45,00

Regional District	Annual Farm Income /str (€)
RODOPI	
Barley	32,00
Cotton	110,00
Cotton	65,25
Dry Bean	603,00
Maize	110,00
Okra	635,00
Sunflower	80,10
Tobacco (Irrigated)	532,50
Tobacco (Non-Irrigated)	337,00
Tobacco (Non-Irrigated)	249,50
Tobacco (Virginia)	175,00
Watermelon	831,50
Wheat	39,20
SERRES	
Barley	42,00
Barley	32,00
Beans	1.569,00
Chickpeas	328,40
Cotton	65,25
Maize	110,00
Peas	647,00
Rapeseed	77,50
Rice (Short Seed)	72,50
Rice Carolina (Medium Seed)	130,00
Rye	17,20
Sugarbeets	125,00
Sunflower	128,00
Sunflower	80,10
Tobacco (Non-Irrigated)	337,00
Tobacco (Non-Irrigated)	249,50
Vetch (edible)	52,50
Wheat	39,20
Wheat Durum	27,45
Zucchini	1.227,00
THESSALONIKI	
	1.407,00
Barley	32,00
Cabbage	692,00
Cotton	65,25
Maize	170,00
Maize	110,00
Potatos (Spring)	1.090,00

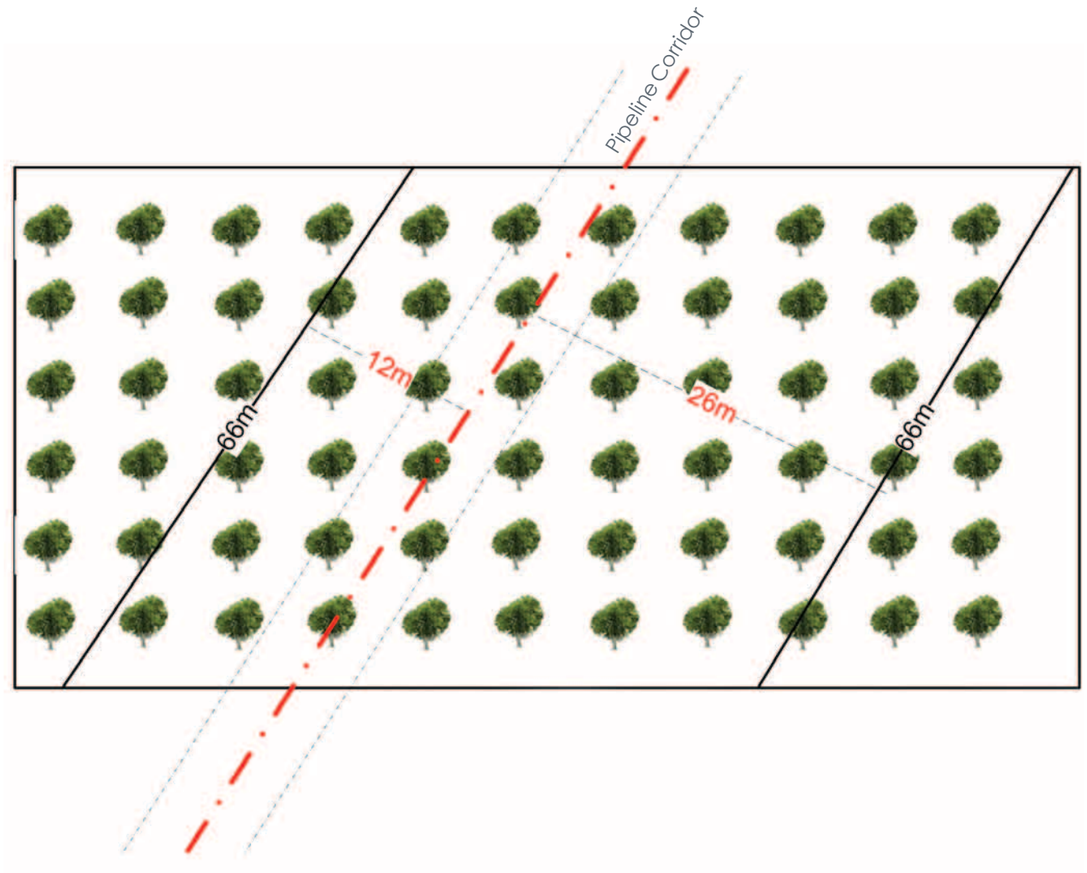
Annual crops values per regional district

Regional District	Annual Farm Income /str (€)
THESSALONIKI	
Rapeseed	63,25
Rice (Short Seed)	80,00
Rye	17,20
Sunflower	128,00
Tobacco (Non-Irrigated)	337,00
Tomato Open Field	2.250,00
Watermelon	831,50
Wheat	59,50
Wheat	39,20
Wheat Durum	31,30
Wheat Durum	27,45
XANTHI	
Cotton	65,25
Maize	170,00
Maize	110,00
Sunflower	80,10
Tobacco (Non-Irrigated)	337,00
Watermelon	960,00
Wheat	59,50
Wheat	39,20

Appendix 3

Examples

Parcel X in Evros
Land Category: Agricultural Land – Irrigated
Deemed to be Constructible
Crops: Apple (regular formation)



Zone A:8m
Total Area in Zone A= 480 m²

Land Value Calculation

Baseline Land Value (Annex 1): 2€/m²
Accessibility Good: Accessibility Factor 1,10
Distance from nearest Locality 1.000m: Distance Factor 1,20
No special factors

Land Value = 2 x 1,10 x 1,20 = 2,64€ /m²

Total Land Value for Zone A=
= 480 m2*2,64 €/m² + 9.273,60 €
= 1.267,20 € +9.273,60 €
= 10,540,80 €

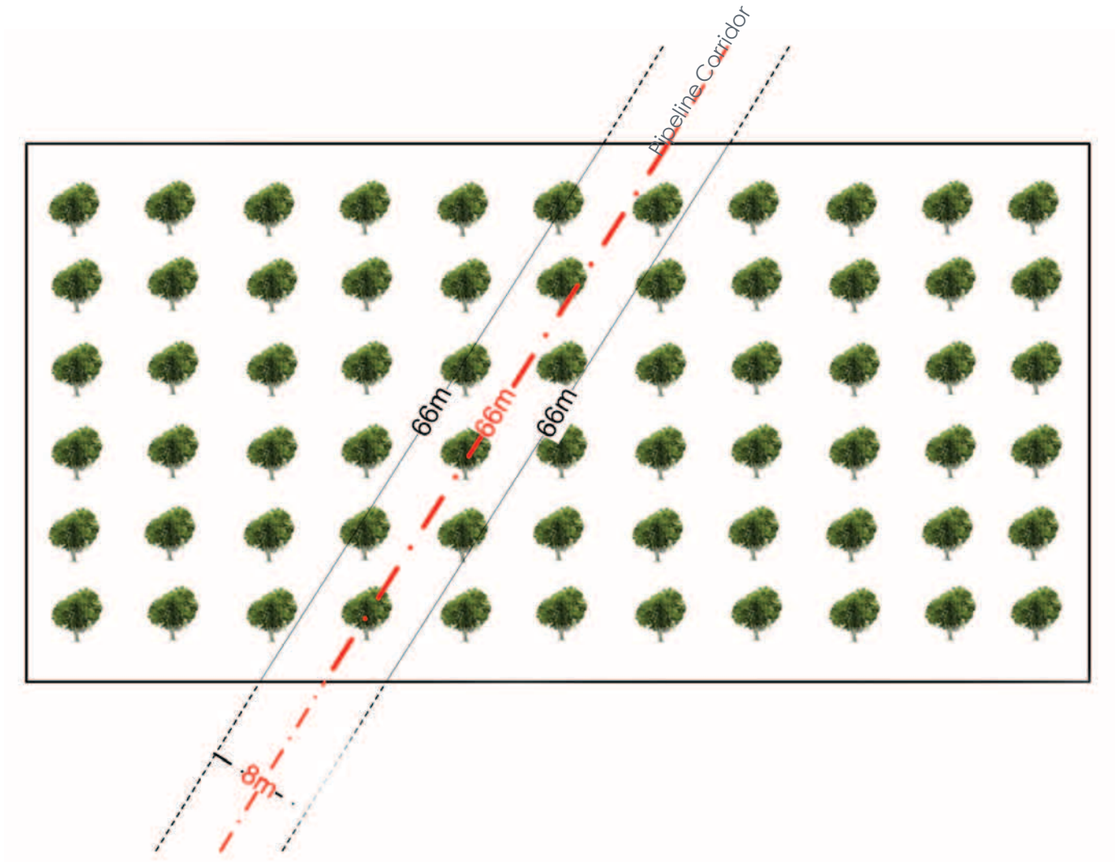
Standing Crops Calculation
Apple (regular formation)
Year of uprooting: 10
Total Installation Cost of Crops: 1.573,73 €/str
Annual Farm Income Compensation: 966,00 €/str
Proposed Compensation Value: 19.320 €/str

Total Value for Standing Crops=
=480/1000x19.320
=9.273,60 €

Total Replacement Cost for Parcel X in Zone A =
1.267,20 € x 0,90 + 9.273,60€ = 10.414,08 €

Example II

Parcel X in Evros
Land Category: Agricultural Land – Irrigated
Deemed to be Constructible
Crops: Apple (regular formation)



Construction Zone: 38m
Total Area in Construction Zone = 2.280 m²

Land Rental Calculation

Baseline Land Value (Annex 1): 2 €/m²
Accessibility Good: Accessibility Factor 1,10
Distance from nearest Locality 1.000m: Distance Factor 1,20
No special factors

Land Value = 2 x 1,10 x 1,20 = 2,64 €/m²

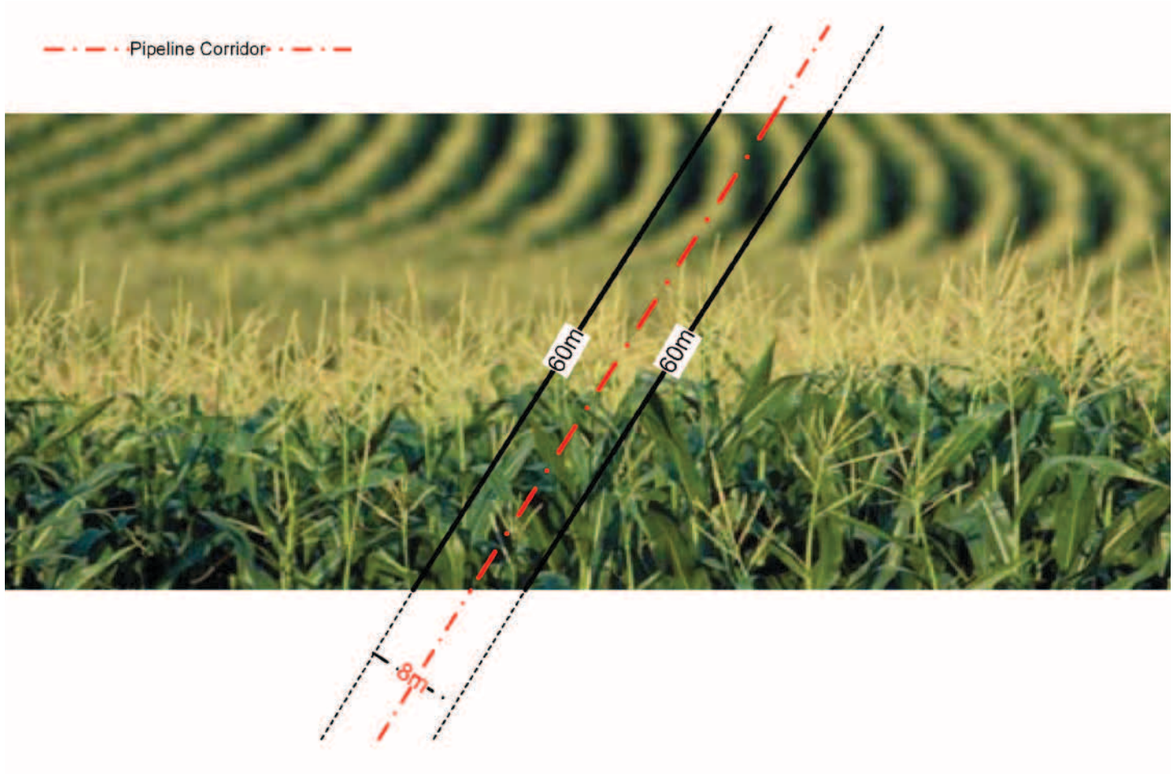
Land Rental Rate for 2 years = 25%
of Total Land Value
Total Rental Cost
for Construction Zone =
= (2.280 m² x 2,64 €/m² + 44.049,60 €) x 25%
= 12.517,20 €

Construction Zone
Year of uprooting:
10
Growth Phase:
5 years
Total Installation Cost:
1.573,73 €/str
Annual Farm Income Compensation:
966,00 €/str
Minimum Construction duration:
2 years
Proposed Compensation Value:
(5+2)x966,00 = 6.762 €/str
Total Value of Standing Crops=
19.320x2.280/1000str = 44.049,60 €
Total Area for Crops Compensation = 1.800 m²
2.280m² - 480m² (Zone A)=
Total Crops Compensation =
(6.762 €/str + 1.573,73 €/Str) x 1.800/1000 str=
15.004,30 €

Total Replacement Cost for Parcel X in
Construction Zone = 12.517,20 € + 15.004,30 € = 27.521,50 €

Example III

Parcel Y in Kavala
Land Category: Agricultural Land – Irrigated
Deemed to be Constructible
Crops: Maize



Zone A: 8m
Total Area in Zone A= 480 m²

Land Value Calculation

Baseline Land Value (Annex 1): 3€/m2
Accessibility Good: Accessibility Factor 1,10
Distance from nearest Locality 1.000m: Distance Factor 1,20
No special factors

Land Value= 3x1,10x1,20 = 3,96 €/m²

Total Land Compensation for Zone A=
= 480x3,96x0,90
= 1.710,72 €

Total Replacement Cost for Parcel Y in Zone A
= 1.881,80 € x 0,90 = 1.710,72 €

Example IV

Parcel Y in Kavala
Land Category: Agricultural Land – Irrigated
Deemed to be Constructible
Crops: Maize

Construction Zone : 38m
Total Area in Construction Zone = 2.280 m²

Land Value Calculation

Baseline Land Value (Annex 1): 3€/m²
Accessibility Good: Accessibility Factor 1,10
Distance from nearest Locality 1.000m: Distance Factor 1,20
No special factors

Land Value= 3x1,10x1,20 = 3,96 €/m²

Total Land Value for Construction Zone =
= 2.280 m² x 3,96 €/m² = 9.028,80 €
Land Rental Rate = 25%
of Land Value for 2 years
Total Land Rental Cost
for Construction Zone =
= 2.280 m² x 3,96 €/m² x 25%
= 2.257,20 €

Standing Crops Calculation
Maize
Annual Farm Income Compensation:
170,00 €/str
Total Value of Standing Crops=
170 x 2.280/1000str = 387,60 €
Total Crops Compensation =
(170 €/str x 2 years x 2.280/1000 str = 775,20 €

Total Replacement Cost for Parcel Y in
Construction Zone =2.257,20 € + 775,20 € =3.032,40 €

For more information,
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