



PRESS RELEASE

MARINA 21 Group announces acquisition in Greece

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MARINA 21 Group, which is wholly owned by EMMA Capital, has concluded negotiations with Greek company Tethys for the acquisition of a majority stake in the marinas of Porto Heli and Ermioni on the Peloponnese peninsula. This is the Group's first acquisition outside Croatia and another step on its path to building a network of modern and environment-friendly marinas in the Mediterranean.

In signing the agreement with Tethys, which represents the family business of one of Greece's most prominent entrepreneurs, Nikos Vardinoyannis, MARINA 21 will acquire a 60% stake in the marinas of Porto Heli and Ermioni. The Porto Heli marina has been running since 2021, while the Ermioni marina will start construction this year and is expected to be in service in 2025.

"We deeply appreciate the successful negotiations with Tethys. They confirm that after one year of operation we have already built a good reputation in the segment - one which is not limited to the Croatian market, where we started our business in this area," Pavel Horák, Investment Director of EMMA Capital and MARINA 21 Group, said about the closed transaction.

MARINA 21 Group was established last year. Its first acquisitions were the marinas of Novigrad (owned by the group since 2021) and Trogir (the final transfer of which took place in July this year). It has also signed a Term Sheet for a 49% stake in the new Polesana marina in Pula and an agreement for the future purchase of the Korkyra marina on the island of Korcula. Both of these marinas are already actively cooperating with the Group.

"Operating in this field means more to us than just doing business," adds Pavel Horák. *"It is not only about providing a high level of service and increasing customer comfort. It is equally important for us to contribute to the preservation and protection of the Mediterranean ecosystem, which we regard as unique and irreplaceable. We are convinced that the way marinas are run has a significant impact on the ecosystem and we want to follow the path of the highest environmental standards."*

MARINA 21

The group was established in 2021, with EMMA Capital as its sole shareholder. It currently has signed acquisition agreements for six marinas in the Mediterranean.

Croatia:

Marina Nautica Novigrad – on the west coast of the Istrian peninsula; 365 berths, 50 dry berths; four-star hotel, restaurant, bar

Marina Polesana Pula – in the south of the Istrian peninsula; brand new marina opened this year; 262 sea berths, 42 dry berths; restaurant and bar to open next season

Marina Trogir – Čiovo island, near Split; 232 sea berths, 114 dry berths; state-of-the-art yacht repair and maintenance workshops; restaurant, bar

Marina Korkyra Vela Luka – on the west coast of Korcula; 132 sea berths, planned expansion to 177; restaurant

Greece:

Marina Porto Heli – on the easternmost tip of the Peloponnese peninsula; 149 sea berths

Marina Ermioni – on the easternmost tip of the Peloponnese peninsula, 11 kilometres from Marina Porto Heli; concession received for construction; 199 berths planned

For further information, please see: www.marina21.com

EMMA Capital is a private investment holding founded in 2012 by Jiří Šmejč. In recent years, it has focused chiefly on markets in the European Union, but is also present in other markets in Europe and Asia. It usually plays an active role in companies where it acquires an equity stake, participating in their management, development and in any eventual restructuring. EMMA's investment priority is retail and customer-oriented companies.

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