



May 2010 Report

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**Grypeos Group Ltd.** is a full service commercial general contracting company headquartered outside of historic Corinth, Greece. Founded by long-time residential and commercial builder, Anastasios Grypeos, Grypeos Group is the sister company of U.S.-based, **TASOS DESIGN Inc.** Tasos Design is a Virginia corporation and holder of a **CLASS A CONTRACTOR** license and has been successfully operating since 1987. **TASOS DESIGN Inc.** has completed a wide range of complex residential and commercial construction and renovation projects including:

- The Watergate Apartments, Washington, District of Columbia, U.S.A.
- National Naval Medical Center, Bethesda, Maryland, U.S.A.
- Bread and Chocolate, European Bakery, Pastries and Cafes, Washington, District of Columbia, U.S.A.
- Visiting Flag Quarters (VFQ), Washington Navy Yard, District of Columbia, U.S.A.
- Visiting Flag Quarters "A," Chief of Naval Operations residence, Washington Navy Yard, District of Columbia, U.S.A.
- The U.S. Naval Observatory, Vice President residence and Chief of Police offices, Washington, District of Columbia, U.S.A.
- Andrews Air Force Base, Maryland, U.S.A.

In addition, Tasos Design has completed projects in cooperation with a number of high profile builders in the United States, including:

- **Sigal Construction**
- **Beneco Enterprise**
- **Ron Becker Interiors**

Since 2006, Tasos Design has been active in the Greek real estate market, and has made a number of investments in the residential sector in communities outside of Athens, Greece, leading to the establishment of Grypeos Group, Ltd. in June 2009



# Our Portfolio of Investment's

## In Residential Resorts and Land Acquisitions

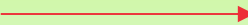
**LEYKADA ISLAND:** Three maisonettes at Leykada Island on a unique site by the beach

**LOUTRAKI of CORINTH:** Three maisonettes completed, 5 villas under development, and land acquisitions of 28.000m<sup>2</sup> on seafront sites of striking natural beauty.



## In Construction Technology & Development of new Technics

Grypeos Group is also very committed to developing construction methods that lead to lower construction costs, decreased building times, and energy self sufficiency for all its projects. This has resulted in the development of a number of new techniques that are pending U.S. and European patent recognition (U.S. Patent Pending No. 11/744.16 and European Patent Pending No. 07009081.6).



(12) Pub. No.: US 2008/027491 A1  
(11) Pat. Date: Nov. 6, 2008

(13) Patent Application Publication

(14) United States

(15) Title: WALL-FORMING SYSTEM AND RELATED METHODS

(16) Inventor: Anastasios Grypeos, (GR)

(17) Correspondence Address: GRYPEOS ENGINEERING, S.P.A., 11744, Loutraki, Greece (GR)

(18) Appl. No.: 11/744,164

(19) Filed: Mar. 4, 2007

(20) Publication Classification: (51) Int. Cl. E 04B 02/00 (2006.01); E 04B 02/10 (2006.01); E 04B 02/20 (2006.01)

(21) Abstract: A wall-forming system including a pair of spaced apart cast-forming elements including a wall cavity space between them. Each element is constructed from a plurality of horizontal, spaced and angled support members. Each element is operatively connected to the other element at a pair of spaced apart members. Each support member also includes a pair of spaced apart members that extend from the top and bottom ends of the support member. The pair of spaced apart members are spaced apart from each other through the wall cavity space between the two elements. The pair of spaced apart members are spaced apart from each other through the wall cavity space between the two elements. The pair of spaced apart members are spaced apart from each other through the wall cavity space between the two elements. The pair of spaced apart members are spaced apart from each other through the wall cavity space between the two elements.

## President's Statement

I am happy to report strong progress in Grypeos Group business plan over the last nine months.

During the first nine months that the Company is active, we have managed to achieve all the goal that were set by the business plan despite the world wide economic uncertainty that had seriously affected the real estate sector. In it's first nine months of existence the company succeeded in:

- Establishing the company in it's new headquarters in LOUTRAKI of Corinth, a place very close to Athens (40 min drive) and of high touristic interest.
- Completed a number of projects such as residential constructions and selective land acquisitions.
- Prepared investment and development plans for all the land that has acquired.
- Completed all the necessary works in order to get the patent recognition for it's wall forming system and the related method, which we strongly believe that will happen in 2010.
- Achieved in signing significant cooperation agreement's with companies that are producing construction "materials" which can help on increasing the quality of the construction and the energy sufficiency of building's while it will lead in decreasing the construction cost, the annual management service expenses and the building times.
- Prepared the promotion campaign in order to advertise it's services (B2B and B2C) worldwide.

Over the next six months the company's plan is to proceed in:

- Complete in signing agreements with all the real estate agent's that will represent the company's services and projects around the globe.
- Increase it's business to business agreements with investment groups and developers.
- Continue it's research in developing new construction systems and methods. Hopefully over the next 3 months we will be in position to apply for a new patent recognition for a construction system based on aluminum panels.

The absence of any debts and loans, that could undermine our efforts, together with the uniqueness of our construction methods makes me very optimistic regarding our success despite the world wide economic unsettlement.

Tasos Grypeos  
President of Grypeos Group



# Company's Milestones

## 1987

Establishment of TASOS DESIGN Inc. with Class B construction Licence in Virginia



## 1992

TASOS DESIGN Inc. is getting Class A Contractor Licence



## 1995

TASOS DESIGN Inc. is funding and constructing the it's first house in Washington DC Metro Area.



## 1996

TASOSDESIGN Inc. is participating as subcontractor at Washington's Navy Yard, building renovations and Bathesda Hospital renovations



## 1997

TASOS DESIGN Inc. in cooperation with Becker Interiors participated in Design House Expo, held at WASHINGTON DESIGN CENTER. Their creation was centerfold at Washington Post



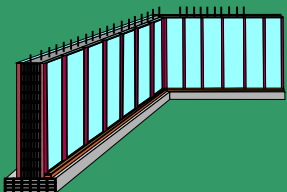
## 2006

TASOS DESIGN Inc. is making it's first steps in Greek real estate market by making it's first land acquisitions in Corinth's district.



## 2006

TASOS DESIGN Inc. applied for patent recognition on a wall forming system and it's related method. (U.S. Patent Pending No. 11/744.16 and European Patent Pending No. 07009081.6).



## 2009



Establishment of GRYPEOS GROUP Ltd in Greece

## Our Strategy

The development strategy of GRYPEOS GROUP Ltd. has two different scales.

The first scale has to do with the intension of our Company to work as a contractor or sub-contractor in large scale residential projects. That for our strategy consist's in:

a. Research and development in new technics and methods that will

- i) improve construction times
- ii) reduce the necessary man power
- iii) reduce the cost
- iv) reduce management expenses of the project

while we will succeed a significant improve in

- i) energy sufficiency of the buildings
- ii) antisesmic capability
- iii) fire proof of the buildings

b. By signing exclusive cooperation agreements with well known producers of construction materials which can add value in a residence, but won't increase the cost.

Our main goal is to be ready to offer solutions in any kind of residential project that will take place in South East Mediterranean area and be able to offer the developers technical characteristics that will become marketing advantages.

The other scale of our strategy has to do with the development of Grypeos Group Ltd as a developer and constructor of small scale projects (that will be financed by us) or independent residences.

Regardless who is the founder (us or a client) our goal is to contioysly improve the package of services we have already implemented (and is unique among Greek developers). Our service package that you can read about in the next pages is especially designed for customers that live abroad and want to invest in independent residence in Greece.

We will continue to work closely with international and local real estate agencies, in order to make Greece a more friendly territory for anyone who wish to purchase a residence.



## Our Services

### Business to business

Grypeos Group's mission is to promote development and construction in Greece and Southeast Europe. We have architected our organization to permit one stop shopping by implementing a diverse and multi-disciplinary approach to our service offerings. Specifically, we offer:

- Preconstruction project management and business planning;
- Purchase facilitation for small and large plots;
- Construction management through all phases of development;
- Small and large scale residential development design;
- Small and large scale commercial development design;
- Renovation of existing construction;
- Building and landscape maintenance;
- Custom woodwork fabrication; and
- Metallic building construction, especially for commercial applications.

In addition, we work closely with international real estate investment groups to provide turn-key construction solutions that fully integrate the latest decisions of the E.U. Commission surrounding "green" building standards and energy self-sufficiency.

But our commitment to construction does not stop there. We fully engage the expertise of our engineers to identify new building methods and materials that lead to lower construction costs, decreased building times, and energy self sufficiency for all of our projects. This has resulted in the development of a number of new techniques that are pending patent recognition in both the United States and in Europe.



### Business to Customer

In the spirit of being a premium provider of construction services in Europe, we can also offer the following services to all clients visiting Greece from abroad:

- Support with airport transfer, inspection trips and flights;
- Project guarantees and building warranties;
- A multi-language manual that will explain everything they might need on their new home and in their everyday life in Greece;
- Professional advice in various languages;
- Technical and legal assistance for finalization of every sale, as well as translation of deed by a certified translator;
- Assistance with obtaining a Greek tax number;
- Assistance in applying and paying for water, electricity and telecommunications services;
- Assistance with future property management and leasing;
- Expert maintenance and repair services, including house cleaning;
- Assistance with filing property tax declarations;
- Assistance obtaining property insurance;
- Interior design and decoration, including with numerous well respected Greek and international designers;
- Fixed annual pricing for all property management service



## Investments report

Since its establishment our company has made large investments in both land acquisitions and in research and development in new construction methods.

As you can obtain in the following pages our Company has managed to complete several projects in residential construction, that have been funded by its own capital, plus it has proceeded in creating development plans for sites that has already acquired. The areas (Leukada Island and LOUTRAKI of Corinth) we have selected to invest are districts of Greece of high touristic interest. Both are located very close to ports (like Piraeus and Patras) and to airports (Athens International airport and Ioannina), which makes them ideal location for people that live abroad and want a vacation house in Greece.

Apart from that, Grypeos Group Ltd. has invested a serious amount of its own capital in order to improve construction methods and technics. We have already applied for a patent recognition and we are preparing for a second application on the next few months. Our aim is to improve construction times, by improving also the quality of construction so the buildings can be energy sufficient, antiseismic and fire proofed.

The unique method we are using, the careful selection of materials and our continuous effort to improve ourselves can guarantee an excellent result.

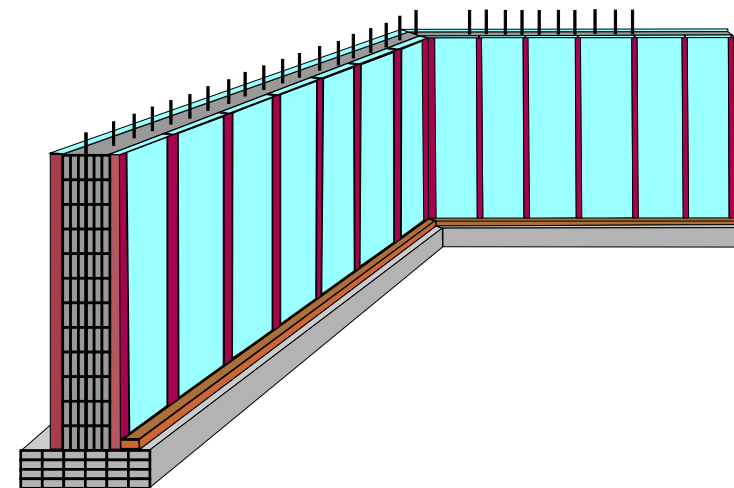
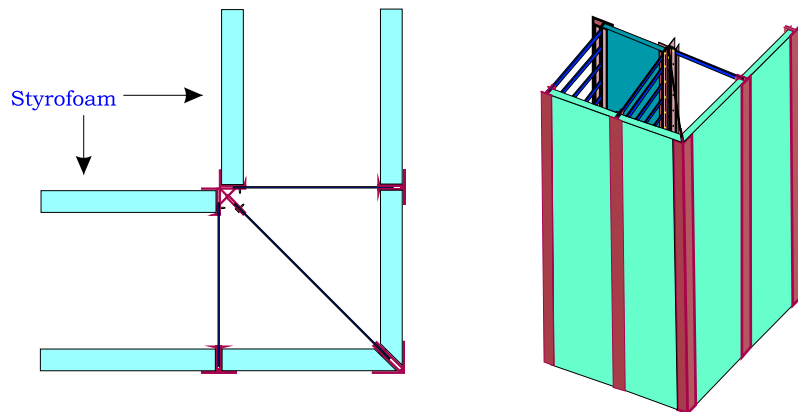
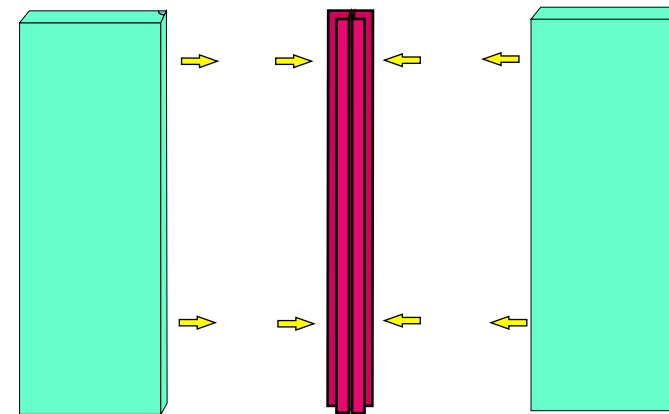
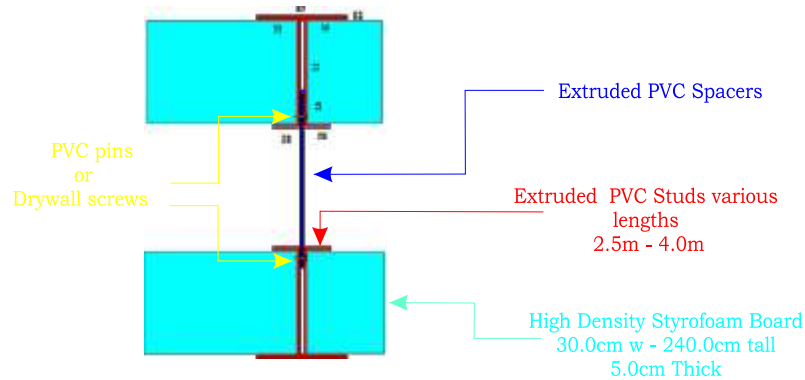




# Our Wall Forming System and Related Method

A wall-forming system including a pair of spaced apart confronting sidewalls defining a wall cavity there between. Each sidewall is constructed from a plurality of insulating sheets and upright support members. Each sheet is disposed between a neighboring pair of support members. Each of the neighboring support members has an upright channel that receives an end wall portion of the sheet and thereby maintains the sheet upright.

Each support member also includes a slot for receiving one end of tie that extends between the first and second sidewalls through the wall captivity and connects the first sidewall to the second sidewall. The slot is defined between a pair of walls having a plurality of through - holes extending transversely therethrough and across the slot. The end of the tie disposed inside the slot has a through - hole aligned with one of the through-holes of the walls to receive a portion of a fastener therein.



## Luxurious Maisonette at LOUTRAKI of CORINTH

**LOCATION:** Livadaki area, at LOUTRAKI of Corinth, 500m away from the CLUB HOTEL CASINO of LOUTRAKI and the famous LOUTRAKI BEACH.

**ACCESS:** Within 45 minutes drive from Athens International Airport

**TYPE OF BUILDING:** Luxurious maisonette of 133,5m<sup>2</sup>, one of a group of 4 others.

**ACCOMMODATION:** A side entrance after a small staircase of white Greek marble, which enters into a large open style kitchen/living room which includes a modern Italian designer kitchen and a fireplace. To the right of the kitchen there is a WC and the staircase which leads to the first floor.

On the first floor there are two comfortable bed rooms and a bathroom. Each bedroom has its own access to the balcony via large double glass sliding aluminium doors. The huge balcony offers fantastic views of the Corinthian Golf and the Geranian Mountains.

At the basement is the third bedroom and a bigger bathroom and also the playroom and storage room.

**ADDITIONAL FEATURES:** Double glazed windows with shutters and mosquito screens, central heating and of course a parking lot. All floors are covered with ceramic tiles and at the staircases has been used white Greek marble.



## Modern Maisonettes at LOUTRAKI of CORINTH

**LOCATION:** Livadaki area, at LOUTRAKI of Corinth, 200m away from the CLUB HOTEL CASINO of LOUTRAKI and the famous LOUTRAKI BEACH.

**ACCESS:** Within 45 minutes drive from Athens International Airport

**TYPE OF BUILDING:** Two modern maisonettes of 140m<sup>2</sup> each.

**ACCOMMODATION:** Each maisonette has the same accommodation, a front main entrance which leads into a large open style kitchen / living room with access to a huge balcony on the fronts. That area also includes a fireplace, a modern kitchen and a WC. The granite staircase leads to two bedrooms and a bathroom on the second floor. One of the bedroom has access to the balcony on the second floor.

The staircase offers also access to the roof which can be used as a roof garden as it offers a 360 view. Especially in the afternoon can give someone the opportunity to enjoy a beautiful sunset as he can watch the sun diving in to the sea and the sky is covered with magnificent reddish colors.

At the basement there is also an extra bedroom, a large bathroom a playroom and of course storage space.

**ADDITIONAL FEATURES:** Double glazed windows with shutters and mosquito screens, central heating and of course a parking lot. All floors are covered with ceramic tiles and at the staircases has been used white Greek marble. There is also a backyard with access either from the front and from the kitchen through staircases that leads at the backyard.



## Modern Maisonettes at LEYKADA ISLAND - GREECE

**LOCATION:** EPISKOPOS AREA, at DREPANOU BAY of LEYKADA ISLAND, very close to the famous island of SCORPIOS, permanent vacation residence of ARISTOTELIS ONASSIS

**ACCESS:** Within 4 hours drive from Athens International Airport or 1.30' hours drive from PATRAS port

**TYPE OF BUILDING:** Three maisonettes, one of 131m<sup>2</sup>, one of 105m<sup>2</sup> and one of 65m<sup>2</sup>

### **ACCOMMODATION:**

**First maisonette of 131m<sup>2</sup>.** Independent ground floor, with independent entrance with 2 bedrooms, bathroom and a kitchen-living room of open style. On first floor there is kitchen, a bathroom living room with fireplace with access to great balcony. On the second floor there are a bathroom and two bedrooms with access to a balcony. There is also a storage room and a/c in every room.

**Second maisonette of 105m<sup>2</sup>.** Independent ground floor, with independent entrance with bathroom and kitchen-living room of open style. On first floor there is kitchen, a bathroom, living room with fireplace with access to great balcony. On the second floor there are a bathroom and two bedrooms with access to a balcony. The building has two storage rooms and a/c in every room.

**Third maisonette of 65m<sup>2</sup>.** The building is of two floors. On the first floor there is a kitchen-living room of open style with fireplace which has access to a great balcony and a bathroom. On the second floor there are two bedrooms with access to the balcony and a bathroom. There is also a storage room and a/c in every room.



## Modern Villas at VOULIAGMENI Sea Lake of LOUTRAKI of CORINTH - GREECE

**LOCATION:** VOULIAGMENI Sea Lake of LOUTRAKI of CORINTH, a place of rare natural beauty.

**ACCESS:** Within 1 hour drive from Athens International Airport or 2 hours drive from PATRAS port

**TYPE OF RESORT:** A master-planned leisure integrated residential development, intended to become an exclusive villa community, making it the closest seaside residential resort to ATHENS. Almost 360 degrees panoramic sea views and a serene environment, ideal for an exclusive, private getaway.

**ACCOMMODATION:** Four (4) villas of 145m<sup>2</sup> with approximately 1500m<sup>2</sup> of land each. Each villa has two bedrooms (2) and a bathroom at the basement. On the ground floor there is a kitchen, living room and dining room both with access through double sliding insulated aluminum screens to a large veranda that offers a great view of the Corinthian golf. At the loft of wooden floor is the master bedroom and a bathroom. One Grand Villa of 242m<sup>2</sup> with the same accommodation of the other four but with a balcony that surrounds the building offering view to both the Corinthian Golf and the Vouliagmeni Sea Lake.

**CONSTRUCTION:** Monolithic 25cm thick concrete walls with structural steel. Insulated Styrofoam inside and out for ultimate protection and energy savings. Stucco and stone exterior wall covers



## Modern Villas at LOUTRAKI of CORINTH - GREECE

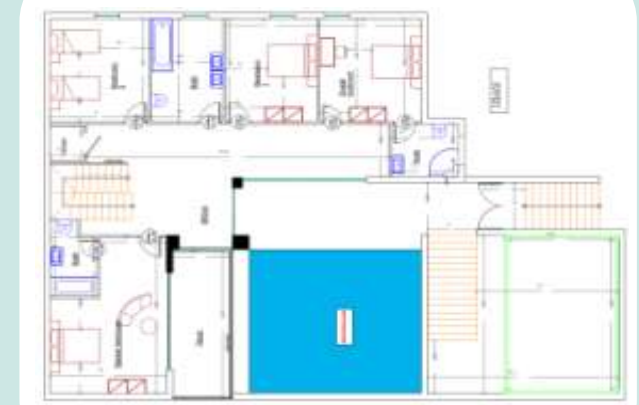
**LOCATION:** Livadaki area, at LOUTRAKI of Corinth, 500m away from the CLUB HOTEL CASINO of LOUTRAKI and the famous LOUTRAKI BEACH.

**ACCESS:** Within 45 minutes drive from Athens International Airport, 2hours drive from Patras Port.

**TYPE OF BUILDING:** Two modern villas of 340m<sup>2</sup> each.

**ACCOMMODATION:** . Each vila has the same accommodation. The main gate leads to the front gate and to the patio by the swimming pool. The ground floor consists of a large living room, dimming room and large kitchen with peninsoula and breakfast area and a pantry. By the swimming pool there is a playroom with a WC for the guests. The first floor can be accessed by stairs or by the elevator. On the first floor there is a master bedroom with bathroom and sitting area. There is also a guestroom with full bath and two bedrooms that sharing a large bath.

**ADDITIONAL FEATURES:** Double glazed windows with shutters and mosquito screens, central heating - cooling. All floors will be covered with ceramic tiles and at the staircases will be used white Greek marble. There will be a double garage, with an entertainment deck on the roof and of course the swimming pool. At the basement will be a laundry, a storage room and a palyroom.



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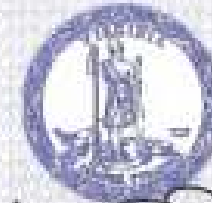
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*Jay W. DeBoer*  
Jay W. DeBoer, Director

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