

Assessment EMA - Offer by Greece - Athens		
Criterion/specific issue	Information provided in the Offer	Commission assessment
1) The assurance that the agency can be set up on site and take up its functions at the date of the United Kingdom's withdrawal from the Union <i>This criterion concerns in particular the availability of appropriate office premises in time for the Agency to be able to take up its functions at the new location at the withdrawal date. This should include the necessary logistics and sufficient space for offices, meeting rooms and off-site archiving, high-performing telecommunication and data storage networks as well as appropriate physical and IT security standards.</i>		
1.1 Necessary logistics and sufficient space (a total of 27,000 m <sup>2</sup> of office space) for...	The offer indicates the <i>Keranis</i> building, covering "c. 30,000 m <sup>2</sup> of office and meeting space, 257 m <sup>2</sup> of storage rooms, 8,902 m <sup>2</sup> of parking area amounting to 549 parking spaces." (p. 12 of Supporting material)  "[...] its is ensured that any specific needs of EMA in terms of room types and space can be easily addressed, with the maximum total office, meeting and conference facilities' area reaching 30,000 m <sup>2</sup> ." (p. 15 of Supporting material)	The offer indicates the proposed premises <i>Keranis</i> building (30,000 m <sup>2</sup> ).
1.1.1 ...offices, to host 890 members of staff. EMA has 18,500 m <sup>2</sup> in offices and open-plan with capacity for 1,300 office work stations and adequate internal meeting rooms	"The building allows for flexible functional planning, with many of its common and circulation areas having the possibility to be easily (with small interventions and light constructions) converted into open-space office areas and many of its private enclosed office and meeting/conference rooms to be enlarged in order to host as many people as needed." (p. 15 of Supporting material)	The offer indicates the availability of open-space office areas, enclosed offices, meeting and conference rooms, without providing specific information on their capacity for office work stations.
1.1.2 ...meeting rooms, a total of 6,000 m <sup>2</sup> . These meeting rooms should have internet 4G connection, audio and video conference facilities, broadcasting and recording equipment and a voting system per seat. EMA has:	See 1.1	The offer indicates the availability of meeting rooms, without providing specific information on available surface and conference facilities.
1.1.2.1 five rooms with 70-120 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.2.2 two rooms with 35 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.2.3 ten rooms with 4-24 seats		The offer does not provide information on the meeting rooms of any sizes.
1.1.3 ...one enclosed lounge of 500 m <sup>2</sup> and another lounge for 50 persons, both lounges with desk/work stations and storage facilities		The offer does not provide information on the availability of lounges.
1.1.4 ...an auditorium for around 300 people	The offer shows an auditorium of 541 m <sup>2</sup> on the fourth floor plan. (p. 15 of annex I-2 of Supporting material)	The offer indicates the availability of an auditorium of 541 m <sup>2</sup> .

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1.1.5 ...a 250 m <sup>2</sup> reception area, with disability access as well as with adequate security structure in the vicinity		The offer does not provide information on the availability of a reception area with disability access.
1.1.6 ...archiving facilities:		
1.1.6.1 EMA's off-site archive is 600 m <sup>2</sup> and 9m high	<i>"Moreover, there are plenty of off-site storage areas, of appropriate size and technical features, in close proximity to the building, which could be rented in order to cover EMA's further archiving needs." (p. 15 of Supporting material)</i>	The offer indicates the availability of off-site storage areas.
1.1.6.2 On site, EMA has an archive room of approx. 30 m <sup>2</sup> as well as on-floor filing rooms on floors 1 and 5-10 of 5 m <sup>2</sup> each	The offer indicates "257m <sup>2</sup> of storage rooms" (p. 12) suitable to serve as an archive room for EMA.	The offer indicates the availability of 257m <sup>2</sup> of storage rooms.
1.2 Appropriate physical security standards		
1.2.1 Access control systems	<i>"The building features security controlled spaces." (p. 11)</i>  <i>"Currently, users and visitors of the building, with the exception of VIPs, are required to access the building through the main gate to the internal plaza via security control. It should be pointed out that both entrances (the front one on Thivon Avenue and the rear one on M. Botsari street) are controlled both by CCTV and staff." (p. 17 of Supporting material)</i>	The offer indicates the availability of access control systems.
1.2.2 Closed Circuit Television (CCTV)	<i>"All areas of the building feature high security standards including CCTV security." (p. 11)</i>  <i>"The building features high security standards. There is provision for CCTV system covering: The parking areas from multiple positions. The surrounding area The ground floor entrance area [...]The Greek Authorities will ensure further improvements of the security system of the building, according to the needs of the Agency and as required." (p. 15 of Supporting material)</i>	The offer indicates the availability of Closed Circuit Television.
1.3 Appropriate IT systems and security standards		
1.3.1 Centralised Uninterruptible Power Supply	<i>"Keranis building features an uninterrupted Power Supply system." (p. 18 of Supporting material)</i>	The offer indicates the availability of Centralised Uninterruptible Power Supply.
1.3.2 WiFi throughout the premises		The offer does not provide information on the availability of WiFi throughout the premises.
1.3.3 Technical rooms, main and secondary equipment rooms, IT build and IT store rooms		The offer does not provide information on the availability of technical rooms.
1.3.4 A telecommunications network with high capacity digital network and with high-speed connectivity	<i>"There is an extensive IT network, providing voice and data connection capabilities for all workstations...The Greek Authorities will ensure further improvements of the IT system of the building, according to the needs of the Agency and as required." (p. 15 of Supporting material)</i>	The offer indicates the availability of high capacity telecommunications network.
1.3.5 High-performing data storage networks	<i>"There is an advanced IT network and data storage system providing voice and data connection capabilities for all workspaces and areas of the building. The network complies to security and operational IT standards, while supporting 4G connection." (p. 11)</i>	The offer indicates the availability of data storage networks.

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<b>1.3.6 A main and a backup data centre for disaster recovery, both to be accessible from EMA premises via a fast high volume internet or fibre connection. Security and operational IT standards apply</b>		The offer does not provide information on the availability of backup data centres.
<b>1.4 Availability</b>	<i>"Athens offers immediately available and ready-to-use premises for EMA (...) The building has a flexible, functional and ergonomic planning, which can be easily adapted within a very short time to meet EMA's specific needs, in terms of room types and space, and to be ready for occupation promptly and ahead of the official date of the UK's withdrawal from the European Union." (p. 11 of Supporting material)</i>	The offer indicates that the proposed premises are immediately available and will be ready for occupation ahead of the official date of the UK's withdrawal from the European Union.
<b>1.5 Other</b>	The offer indicates "8,902m <sup>2</sup> of parking area amounting to 549 parking spaces [...] Several venues for conferences and cultural events, Fitness center, Library, Restaurant and refreshment points, Nursery facilities for employees' children." (p. 14)	The offer provides additional information on the proposed premises.
<b>GENERAL ASSESSMENT OF CRITERION 1</b>		The offer indicates that the proposed premises, the <i>Keranis building</i> (30,000 m <sup>2</sup> ), which, according to the offer, will fulfil the Agency's specific needs, without providing detailed information on all individual requirements. The offer indicates the availability of an auditorium, archive and physical control and that the building will be ready for occupation ahead of the official date of the UK's withdrawal from the European Union.
<b>2) The accessibility of the location</b> <i>This criterion concerns the availability, frequency and duration of flight connections from the capitals of all EU Member States to the airports close to the location, the availability, frequency and duration of public transportation connections from these airports to the location, as well as the quality and quantity of accommodation facilities. In particular, the criterion implies the capacity to allow for the continuation of the volume and intensity of current meeting activities of the Agency.</i>		
<b>2.1 Flight connections from the capitals of all EU Member States to the airports close to the location</b>		
<b>2.1.1 Availability</b>	The offer indicates direct flights from the capitals of EU Member States to Athens International Airport. (p. 30 of Supporting material)	The offer indicates, in a detailed way, the availability of direct flights between Athens and all EU capitals, except for Vilnius, Lithuania, Ljubljana, and Slovenia.

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<b>2.1.2 Frequency</b>	The offer indicates the weekly frequency of flights between Athens and the EU capitals. The range of frequency varies from a minimum of 2 flights per week to Tallinn, Luxembourg, Riga and Bratislava to 72 flights to Larnaca. (p. 30 of Supporting material)	The offer indicates in a detailed way the frequency of flights per week between Athens and all EU capitals, except Vilnius and Ljubljana, varying between 2 flights and 72 flights per connection.
<b>2.1.3 Duration</b>	The offer provides indicative information on the duration of flight connections from capitals of EU Member States to Athens International Airport, with a range between 1h20min from Sofia and 4h15min from Lisbon and Dublin. (p. 30 of Supporting material)	The offer indicates in a detailed way the duration of flights between Athens and all EU capitals, except Vilnius and Ljubljana, varying from 1h20min to 4h15min per connection.
<b>2.2 Public transportation connections from these airports to the location</b>		
<b>2.2.1 Availability</b>	The offer indicates " <i>the suburban railway station of Rentis [that] is located at an 800 m distance from the property, providing direct connection with Athens central Railway Station (Larissis Station) at a travel time of 11 minutes and, thus, with the whole Athens metro network, the Athens city center, the Athens International Airport and the port of Piraeus [...] Currently, the nearest metro station to Keranis building is the "Aegaeo" station (line 3, 4 stops away from Syntagma central / transit metro station), located at a distance of 4 km from the property, providing frequent and direct connection (trains every 3-4 minutes on average) with all the Athens public transport network and with the Athens International Airport at a travel time of 46 minutes (train to the Airport every 30 minutes).</i> " (p. 13 of Supporting material)	The offer indicates the availability of public transportation connections from the proposed premises to Athens International Airport.
<b>2.2.2 Frequency</b>	See 2.2.1	The offer indicates the frequency of public transportation connections from the proposed premises to Athens International Airport.
<b>2.2.3 Duration</b>	See 2.2.1	The offer indicates the duration of public transportation connections from the proposed premises to Athens International Airport.
<b>2.3 Accommodation facilities</b>		
	"Athens offers a total of 50,770 beds in 450 hotels of various categories." (p. 19)  The offer indicates that the building " <i>is located in close proximity to [...] a number of high-end business hotels, for example: Athenaeum InterContinental Athens (15' drive); Metropolitan Hotel (15' drive); Royal Olympic Hotel (15' drive); Athens Atrium Hotel (15' drive); Best Western Premiere Coral Hotel (12' drive); Divani Palace Acropolis (15' drive).</i> " (p. 12 of Supporting material)	
<b>2.3.1 Quality</b>	See 2.3	The offer indicates the availability of hotels of various categories in Athens, including a number of high-end business hotels in close proximity to the proposed premises.
<b>2.3.2 Quantity (daily peak hotel capacity needed of 350 rooms)</b>	See 2.3	The offer indicates a capacity of 50,770 hotel beds.
<b>2.4 Other</b>		

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<b>GENERAL ASSESSMENT OF CRITERION 2</b>		The offer indicates the availability of direct flights between Athens and all EU capitals (except for Vilnius and Ljubljana) with a frequency ranging from 2 to 72 flights per week and a duration ranging from 1h20min. to 4h15min. The offer indicates the availability of public transportation connections between the airport and the proposed location, with a frequency of every 30 minutes and a duration of 46 minutes. The offer indicates the availability of 50,770 hotel rooms of different quality.
<b>3) The existence of adequate education facilities for the children of agency staff</b> <i>This criterion concerns the availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the capacity to meet also the future education needs.</i>		
<b>3.1 Availability of multi-lingual, European-oriented schooling that can meet the needs for education facilities for the children of the current staff as well as the future education needs. As of September 2016, EMA's 890 members of staff have 648 children aged 0 to 18, of which...</b>	<i>"Athens has a great number of international schools covering all levels of education, from pre-school to secondary education, which follow international standards, thus providing an easy transition for EMA's staff children and families. Athens also offers plenty of bilingual schools, as well as 14 schools offering an IB programme in English."</i> (p. 22) There are 20 Athens based international schools, 19 of which cover all grades and 1 is a high school. (p. 22) The offer indicates "Twenty one (21) schools, which are officially recognized as "International Schools" by the Law No. 4186/2013, operate in the Attica Region." (p. 48-57 of Supporting material)	
<b>3.1.1 ... 117 in nursery/day care; 96 in pre-school; 231 in primary school;</b>	See information in Section 3.1	The offer indicates, in a detailed way, the existence of multilingual nurseries or childcare centres, pre-schools and primary schools, with teaching in Greek, English, French, German, Italian and Polish, without providing specific information on the availability of places.
<b>3.1.2 ... 149 in second level;</b>	See information in Section 3.1	The offer indicates in a detailed way the existence of international schools, with teaching in Greek, English, French, German, Italian and Polish, without providing specific information on the availability of places.
<b>3.1.3 ... 55 in third level/university</b>	<i>"Thirteen (13) Colleges licensed by the relevant Ministry, that offer international studies, are situated in Attica."</i> (p. 60 of Supporting material) The offer indicates 4 universities offering English-speaking master programmes. (p. 68 of Supporting material)	The offer indicates in a detailed way the existence of universities in Greece that offer international studies or English-speaking master programmes, without providing specific information on the availability of places.
<b>3.2 Other</b>		

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<b>GENERAL ASSESSMENT OF CRITERION 3</b>		The offer indicates in a detailed way the existence of nurseries, childcare centres, pre-schools, primary schools and secondary schools in Greece with teaching in Greek, English, German, French, Italian and Polish without providing specific information on the capacity in the different European languages or the number of available places. The offer indicates in a detailed way the availability of existing universities in Greece that offer international studies or English-speaking master programmes, without providing specific information on the availability of places.
<b>4) Appropriate access to the labour market, social security and medical care for both children and spouses</b>		
<i>This criterion concerns the capacity to meet the needs of the children and spouses of the current as well as of future staff for social security and medical care as well as the availability to offer job opportunities for these.</i>		
<b>4.1 Capacity to meet the needs of the children and spouses of the current as well as of future staff as regards...</b>	<i>"In Greece, EMA employees and their families will enjoy the benefits of the full access to free public healthcare, which in Greece is guaranteed for all residents. Moreover, family members and partners will be granted maximum access to the Greek labour market and social security system, as also foreseen in the relevant TFEU articles and Greek legislation. Furthermore, the Greek Government will provide a Seat/Headquarters' Agreement for EMA, along the lines of the European Commission Guidelines with standard provision for headquarters agreements of EU decentralised agencies. The Agreement will be signed before the Agency takes up its seat at the new location and will include, inter alia and where necessary, special provisions regarding access to labour market, social security and medical care for both children and spouses/partners of EMA staff. "</i> (p. 69 of Supporting material)	
<b>4.1.1 ... social security</b>	See 4.1  <i>"Regarding social security, every person who works in Greece is covered by social security; in particular with regards to pensions, the Greek law 4387/2016 (article 8, par. 2) stipulates the following: Specifically in the cases of retirement from own right, the National Pension shall be paid to beneficiaries provided that they permanently and legally reside in Greece for at least fifteen (15) years between their 15th year of age and the year of their age in which they complete the provided age limit for the payment of the pension. "</i> (p. 69 of Supporting material)	The offer indicates the availability and access to social security for children and spouses of EMA staff.

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4.1.2 ... medical care	See 4.1  "Athens offers excellent free medical care to all its residents, regardless of their nationality ." (p. 6 of Supporting material). The offer indicates 118 specialised hospitals in Athens metropolitan area, with a capacity of more than 20,000 beds (p. 24)	The offer indicates 118 specialised hospitals in Athens metropolitan area, with a capacity of more than 20,000 beds.
4.2 Job opportunities for children and spouses of current and future staff	"Plenty of job opportunities for expats are available in Athens. Given that tourism is one of the most dynamic sectors in Greece, a high percentage of Europeans living in Athens, are employed in the tourist industry. Further to that Athens accommodates numerous global and multinational companies that offer job opportunities to international professionals [in different sectors.] There are also many international Recruitment Agencies that assist Greek and international companies in attracting international professionals and executives ." (p. 24); "There is a also steady demand for English speakers with a relevant qualification for teaching English as a foreign language ." (p. 71 of Supporting material)  "Looking forward to 2025, the share of the labour force with high level qualifications will rise, whilst the share with medium- or low level qualifications will decrease ". (p. 71 of Supporting material)  "The Greek Government will take the necessary measures to facilitate access to labour market for spouses and dependents of EMA staff ." (p. 10 of Supporting material)	The offer indicates the presence of numerous global and multinational companies that offer job opportunities to international professionals in different sectors in Greece.  The offer indicates Greece's general commitment to take the necessary measures to facilitate access to labour market for spouses and children of EMA staff.
4.3 Other		
<b>GENERAL ASSESSMENT OF CRITERION 4</b>		The offer indicates that children and spouses of EMA staff have access to social security and medical care. The offer indicates 118 specialised hospitals in Athens metropolitan area, with a capacity of more than 20,000 beds. The offer provides general information on the presence of global and multinational companies that offer job opportunities to international professionals in different sectors in Greece. The offer indicates Greece's general commitment to take the necessary measures to facilitate access to labour market for spouses and children of EMA staff.

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<p><b>5) Business continuity</b>  <i>This criterion is relevant given the critical nature of the services provided by the Agencies and the need therefore to ensure continued functionality at the existing high level. The criterion relates to the timeframe required to fulfil the four criteria above. It concerns amongst other things the ability to allow the Agencies to maintain and attract highly qualified staff from the relevant sectors, notably in case not all current staff should choose to relocate. Furthermore, it concerns the capacity to ensure a smooth transition to the new locations and hence to guarantee the business continuity of the Agencies which should remain operational during the transition.</i></p>		
<p><b>5.1 Timeframe required to fulfil the four criteria above</b></p>		<p>The offer does not provide information on the timeframe required to fulfil the four criteria.</p>
<p><b>5.2 Ability to allow EMA to maintain and attract highly qualified staff from the relevant sectors</b></p>	<p><i>"Greece hosts more than 40 life sciences related schools, producing some of the most highly skilled scientists worldwide every year ." (p. 28)</i></p> <p><i>"Research and Innovation in the area of Health Science and Pharmaceuticals is a top priority for Greece [...] Moreover, pharmaceutical industries invest about €30 mil. per year in more than 80 research programs [...] [There are] 11,491 researchers in the health and pharmaceuticals sector work in universities, private companies but also in a number of private and public research and technological institutes all around Greece [...] [There are] 8 public research and technological institutes 3 of which exclusively concern the Health and Pharmaceuticals sector [...] Their excellence is directly related to the availability of state-of-the art technology in their labs, highly qualified personnel, a great number of visiting international researchers, as well as to the availability of highly skilled scientists working in collaborating and supporting sectors " (p. 29)</i></p> <p>The offer indicates the domestic pharmaceutical industry, with a reference to 25,000 highly skilled and specialized employees, 86,000 jobs with direct or indirect relation to the pharmaceutical sector, over 2,000 more potential job vacancies within the next five years (p. 33)</p> <p><i>"All these factors will actively assist the Agency's transition phase. " (p. 42)</i></p>	<p>The offer provides general information on life science related schools, health science and pharmaceutical sectors and argues that these factors will actively assist the Agency's transition phase.</p> <p>The offer does not provide specific information on the ability for EMA to retain staff.</p>
<p><b>5.3 Smooth transition to the new locations - EMA can remain operational during the transition</b></p>		<p>The offer does not provide information on how the Agency would remain operational during the transition.</p>



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5.4 Other	<p>"In order to facilitate the initial relocation of EMA staff in Athens, Greek Authorities will ensure setting up a Liaison Office. Subsequent issues pertaining to the establishment of the Agency and its staff will be taken care of, as foreseen, by the Ministry of Foreign Affairs/Protocol Department ." (p. 10 of Supporting material)</p> <p>"The Liaison Office will provide the following: Assistance with regards to housing, in close collaboration with established real estate agencies, so that EMA's staff get easily access to high-quality, but also affordable accommodation; Specialized and advanced job searching services for spouses and partners of EMA's staff, in collaboration with international recruitment agencies operating in Greece; Useful information and support in relation to transactions and procedures to be followed in Banks, Tax Offices, Greek Migration Agency, social security funds and other public Authorities; Tailor-made consulting services with regards to schools for children, private insurance programmes and other important decisions EMA's staff and families will have to take ." (p. 87 of Supporting material)</p>	The offer indicates a Liaison Office to be set up to facilitate the relocation of EMA staff, spouses and children.
<b>GENERAL ASSESSMENT OF CRITERION 5</b>		<p>The offer does not provide information on the timeframe for ensuring EMA business continuity. The offer provides general information on life science related schools, health science and pharmaceutical sectors and argues that these factors will actively assist the Agency's transition phase. The offer does not provide specific information on the ability for EMA to retain staff.</p> <p>The offer indicates a Liaison Office to be set up to facilitate the relocation of EMA staff, spouses and children.</p>
<b>6) Geographical spread</b> <i>This criterion relates to the agreed desirability of geographical spread of the agencies' seats, and to the objective set in December 2003 by the representatives of the Member States, meeting at Head of State or Government level and confirmed in 2008</i>		Greece hosts 2 EU decentralised agencies, namely the European Centre for the Development of Vocational Training (Cedefop) in Thessaloniki, and the European Union Agency for Network and Information Security (ENISA) in Heraklion/Athens.
<b>SPECIFIC ISSUES</b>		
<b>a) The Member State's plan for...</b>		

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... when would the relocation take place	"Due to the fact that the Keranis building is an office building of special specifications, currently being in excellent condition, it is estimated that the re-construction/re-organization and E/M works required in order to fully adapt to the Agency's specific needs, in terms of room types and space, will not be extensive, as also confirmed by the experts of the competent General Secretariat of Public Property/ Greek Ministry of Finances. The estimated time for the full refurbishment of the Keranis building to meet EMA's requirements, as prescribed in the relevant annexe of the document on the criteria for the relocation of EMA, will not exceed 6 months from the date of the official decision on the relocation of the Agency. " (p. 26 of Supporting material)	The offer does not provide information on the timing of the relocation of the agency, except for a reference to the timing required to refurbish the proposed premises, which is said not to exceed 6 months from the date of the Council decision on the relocation of EMA.
... how would the relocation take place?		The offer does not provide information on how the relocation would take place.
How would this plan ensure that the Agency remains operational?	See 5.2	The offer provides general information on life science related schools, health science and pharmaceutical sectors and argues that these factors will actively assist the Agency's transition phase.
GENERAL ASSESSMENT OF SPECIFIC ISSUE a)		<b>The offer does not provide specific information on when or how the relocation would take place, except for a reference to the timing required to refurbish the proposed premises, which is said not to exceed 6 months from the date of the Council decision on the relocation of EMA.</b> <b>The offer provides general information on life science related schools, health science and pharmaceutical sectors and argues that these factors will actively assist the Agency's transition phase.</b>
b) The premises that would be offered to be rented or put at the disposal of the Agency indicated in the offer, including temporary premises	The offer indicates <i>Keranis</i> building (p. 11)	The offer indicates the proposed building, <i>the Keranis building</i> .
How would these premises meet the specific needs of the Agency?	"[I]t is ensured that any specific needs of EMA in terms of room types and space can be easily addressed, with the maximum total office, meeting and conference facilities' area reaching 30,000 m2. " (p. 15 of Supporting material)  "A detailed plan will be elaborated, in close cooperation with EMA technical staff and in accordance to the specifications required by the Agency and delineated in the criteria, and with the supervision and technical support of the Greek Authorities, which will undertake the works. " (p. 26 of Supporting material)	The offer indicates a detailed plan to be elaborated on in close cooperation with EMA, in order to accommodate the proposed premises with EMA specific needs.
GENERAL ASSESSMENT OF SPECIFIC ISSUE b)		<b>The offer indicates the proposed premises the <i>Keranis building</i> , which, according to the offer, will fulfil the Agency's specific needs, without providing detailed information on all individual requirements.</b>

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<b>c) The financial terms for the Agency's use of these premises</b>	"The Keranis building is available to be rented by the Agency at a considerably lower cost than the respective cost in London. Specific financial terms and other special conditions concerning the maintenance, operating costs of and other privileges related to the Keranis building and the establishment of the Agency and its staff in Athens are foreseen ." (p. 26 of Supporting material)  [confidential]	The offer indicates that special financial terms will be offered to the Agency, without specifying those terms.
<b>Would the Member State pay the rent for a given period or indefinitely?</b>		The offer does not provide information on whether the Greek government would pay the rent for EMA proposed premises.
<b>GENERAL ASSESSMENT OF SPECIFIC ISSUE c)</b>		<b>The offer indicates that special financial terms will be offered to the Agency, without specifying those terms. The offer does not provide information on whether the Member State would pay rent.</b>
<b>d) The terms concerning maintenance of the building</b>	[confidential]	The offer commits to [confidential].
<b>The terms concerning upgrading the building or future extensions of the building</b>	[confidential]	The offer commits to [confidential].
<b>GENERAL ASSESSMENT OF SPECIFIC ISSUE d)</b>		<b>The offer commits to [confidential].</b>
<b>e) Any special conditions offered with regard to all costs and dedicated infrastructures</b>	"Specific financial terms and other special conditions concerning the maintenance, operating costs of and other privileges related to the Keranis building and the establishment of the Agency and its staff in Athens are foreseen ." (p. 26 of Supporting material)	<b>The offer indicates special conditions with regard to costs and a dedicated infrastructure being foreseen, without providing specific information on those conditions.</b>
<b>f) Any benefits that would be granted to the Agency and/or its staff (in addition to those following from Protocol No 7 on the privileges and immunities of the European Union)</b>	"the Greek Government will provide a Seat/Headquarters' Agreement for EMA, along the lines of the European Commission Guidelines with standard provision for headquarters agreements of EU decentralised agencies. The Agreement will be signed before the Agency takes up its seat at the new location and will include the terms concerning the maintenance/upgrading of the new EMA building. More specifically, the Greek Government commits itself to offering the best possible arrangements for the facilitation of EMA's operation and the establishment of its staff, inter alia through special provisions on privileges and immunities in the Headquarters' Agreement both for the Agency and its personnel, in addition to those derived from Protocol 7 on the privileges and immunities of the European Union. " (p. 10 of Supporting material)  [confidential]	<b>The offer indicates [confidential].</b>

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<b>Member State's commitment to confirm the conditions offered in a headquarters agreement with EMA</b>	<i>"Furthermore, the Greek Government will provide a Seat/Headquarters' Agreement for EMA, along the lines of the European Commission Guidelines with standard provision for headquarters agreements of EU decentralised agencies. The Agreement will be signed before the Agency takes up its seat at the new location and will include the terms concerning the maintenance/upgrading of the new EMA building. "</i> (p. 10 of Supporting material)	The offer indicates Greece's readiness to enter into a headquarters agreement.
<i>OTHER POSSIBLE RELEVANT ISSUES MENTIONED IN THE OFFER</i>		
<b>Quality of life</b>	The offer provides detailed information on the quality of life in Athens. (p. 35-41)	
<b>Housing</b>	<i>"EMA staff and their families will have the opportunity to choose between a wide range of excellent accommodation options at affordable prices in comparison to London and most EU major cities...All major foreign and local real estate agencies, in Athens and suburbs, provide full services in English for expats."</i> (p. 25)	