

**STEFAN THORARINSSON**

Consultant

Education:

1973-2018

- B.A. in social sciences and economics, University of Iceland 1976
- Master Mariner of fishing vessels of unlimited size and type from the Navigation College of Reykjavik, Iceland. 1981
- Diploma in marine science and fisheries management, Bifrost University 1984
- Curriculum design and training, University of Iceland.
- Portuguese language, University of Iceland.
- Various shorter facilities management courses, BIFM, British Institute for Facilities Management in London 2001-2006.
- Security Operations & Private Guard operations, Signal-8 Group, Malta 2011-2018.

Key qualifications:

Present I have a long international consulting- and management carries both in the private- and public sectors. The experience spans, i.e., business development, facilities development and management, project administration, management consulting, fisheries, development aid, PPP/PFI programs and property development. I have Manager and implemented complexed initiatives with a strong emphasis on planning, project, and process management and organizational change.

Business development experience:

Present I have had an entrepreneurial spirit within me from a young age. I experimented with various small business ventures from door-to-door sales to bigger things during my study years. Later I became a co-founder and leader in my own business, which became the NYSIR Group in Iceland in 1991. NYSIR grew to be quite a large company in the Icelandic context with operations in 10 countries and well over 2000 employees in total, focusing on business- and engineering consulting, fisheries, facility management, property development and PPP/PFI projects.

Employment:

1976-2021

- Consultant and Managing Partner in FMC & Associates consultants
- Director of Operations of FMcore Limited from 2010-2018,
- Managing Director of FMCore Condominium Administration Ltd 2012-2018.
- Director of MTS Consulting Malta 2010-2017. An MEP consulting engineers.
- Managing Director of Fleur De Mer pelagic fishing company in Layoune, West Sahara region of Morocco 2008-2009 with five freezing plants, four large industrial vessels, and 900 employees.
- Director of IBSEC UK (F.M. provider and engineers trading as Operon) 2007- 2009 and its subsidiaries, Operon Middle East in Dubai, and Operon Malta
- Executive Chairman of Nysir Group of companies 1997 – 2008, a group involved in

property investments, PFI projects and facilities management services.

- Managing Director of Nysir Group of companies 1992 – 1996, a group involved in management consulting, international fisheries joint ventures, property investments, and facilities management services.
- Project manager in Cape Verde islands on behalf of The Icelandic International Development Agency (ICEIDA), 1986-1990.
- Head of Department of Fisheries Resource Management in the Ministry of Fisheries, Iceland, 1982-1985.
- Fisher on Icelandic industrial fishing vessels 1976-1981.

Consulting experience:

1991-2021 Since the outset of my own business in 1991, I have been a consultant in Iceland and internationally. I have undertaken, in various capacities, well over 170 international working missions for private businesses, multilateral- and bilateral agencies, governments and financial institutions. The task in these missions has involved Facility management projects, PPP/PFI projects. Policy and planning, fact-finding, project identification, program review, project appraisal, project evaluation. Facilities & construction management experience:

2000-2008 Head of facilities management for all of 10 PPP projects in Iceland, involving, e.g., life-cycle planning, F.M. strategy, various soft services, energy management, catering, led provision of furniture, third party-income strategies, marketing, and commercial developments

1998-2008 Leader/member in the design and construction teams of many PFI-projects in Iceland, the U.K. and Denmark

1999-2006 Team member of the design and construction of the second terminal Keflavik Airport, refurbishment of terminal one and the surrounding car parking facilities FM experience: 1998-2018 Facilities management operations; F.M. in PPP/PFI/BOT projects; F.M. development and planning, CAFM systems and ISO standards; Site

Quality Manuals; Commissioning of facilities and systems; F.M. cost reduction; F.M. benchmarking

PPP-experience:

1998-2008 A member of bid- and development teams of 27 PPP/PFI, which Nysir Ltd. has a 50% success rate.

1998-2008 Operating management of various PPP/PFI projects in Iceland involving management of the facilities and the special purpose vehicles established for each project.

2004-2008 Bid team leader and project manager on behalf of Portus Group Ltd. for the large PPP project involving a concert and conference hall and waterfront development of ca. 200 thousand sqm of buildings in the City centre Reykjavik. The Portus Group selected as the preferred bidder in September 2005.

2007-2009 Member of the board of SPV's in the U.K. for NYOP Education Ltd., NYOP Ruthin

Ltd. 2006-2009 and NYOP Education Aberdeen Ltd. 2007-2009.

Commercial project development and property experience:

2006-2009 Bid Manager and Chairman of the building committee on behalf of Portus Limited for the ambitious East-Harbour regeneration project in Reykjavík, Iceland 2004-2008. A brown-field project, 7.7 ha in size, stretching from the harbour into the city centre. The core part of the area is a PFI project for the national concert and conference centre HARPA. Other buildings include a five- star hotel, office blocks, retail outlets, residential buildings, and an underground car park. The total building mass is 200.000 sqm. Capital investment 1 billion USD. (www.harpa.is)

2004-2008 Project manager for the Reykjavik Arena project, a 47.000 sqm indoor sports and entertainment facilities for multi-sport activities, exhibitions, concerts, cinema, bowling and 100.000 sqm outdoor sport and car parking facilities (reykjavikarena.is)

2006-2008 Chairman of the property development company Nysir Denmark, responsible for

an office complex in the north harbour of Copenhagen and the Brøndby business park

2006-2008 Chairman of a development project involving the first "world-class" black sands link golf course and golf community in Iceland,

Board experience:

1991- 2009 I was the managing director and later the executive chairperson of NYSIR GROUP and director of most of its many subsidiaries and SPV's.

2006-2017 Director of Operon Mediterranean, MTS Ltd. engineering consultants, FMcore Ltd., (www.fmcore.com.mt) a facility management company, and In21 investments Ltd. 2010-2018 in Malta.

2006-2008, Director of KADECO Ltd., Keflavik Airport Development Corporation established to take over and find a new use for the substantial military facilities left behind upon the departure of the NATO Forces from Iceland 2006

1999-2008 Vice-Chairman of the Board of the Leif Eiriksson Air Terminal at Keflavik

International airport

2003-2008 Chairman of Keflavik Duty-Free shop at Keflavik International Airport 2003-2008

Chairman of the Icelandic Market Souvenir shop at Keflavik International Airport 2000-2007

Director of B&L Group, a significant vehicle importer and Vehicle Service Company, agents for BMW, Jaguar, Rover, Hyundai, and Renault cars 2006-2008
Member of the advisory board of LAREF property investment fund established by Askar Capital, Landsvaki and Landsbanki of Iceland 2006-2009
Director of Operon, a U.K. engineering and facility management company based in Yorkshire, England

2006-2009 Director of Nysir UK Limited

2006-2011 Director of Operon Middle East, a facility management company in Dubai

2007-2009 Director of NYOP Education Ltd., FM companies with ten schools in Aberdeen Scotland

2006-2009 Chairman of Nysir Denmark, a property development company holding a seven-block office complex rented to the Danish Tax Authority, Aldi, and other retail shops in total 40 thousand square meters in Copenhagen's north harbour. A Brøndby business park of 20 thousand square meters rented to many high-tech Danish companies.

1996-1999 Director of Thrihyrningur Ltd, an abattoir company an operator of several slaughterhouses and meat processing plants in Iceland 2007-2010 Chairman of the board of Fjolsmidjan Fisheries Department, a rehabilitation social centre for underprivileged young individuals in Iceland

(S.T. April 20th, 2021)