



**TRASTOR REAL ESTATE INVESTMENT COMPANY**

General Commercial Registry No. 3548801000  
 S.A. Registration No. 44485/06/B/99/9  
 Capital Market Commission Decision No. 5/266/14.03.2003  
 Reg. Office : 116 KIFISSIAS AVE & 1 DAVAKI STR, 11526 ATHENS

**SUMMARY FINANCIAL DATA & INFORMATION**  
**For the period from 1<sup>st</sup> January 2013 to 30<sup>th</sup> September 2013**  
 (According to the Decision No. 4/507/28.04.2009 of the Board of the Hellenic Capital Market Commission)

The following data & information, deriving from the financial statements, aim at providing general information about the financial position and results of TRASTOR REIC. We therefore recommend to the reader, before proceeding with any kind of investment or other transaction with the company, to visit the company's website, where the financial statements and auditors' report, when required, are posted.

**The present Summary Financial Data & Information has been translated from the original Investment Schedule that was prepared in Greek. Due professional care has been exercised to ensure a proper translation of the Greek text. However, in the event that differences exist between this translation and the original in Greek, the Greek text prevails.**

**Company Information**

Regulatory Authority : Internet web address : Board of Directors	Ministry of Development & Competitiveness <b>www.trastor-reic.gr</b> Dimitrios Gerorgakopoulos - Chairman - Non executive member Sotiris Theodoridis - Vice Chairman & CEO - Executive member Konstantinos Chrysikos - Executive member Konstantinos Markazos - Executive member Georgios Konstantakopoulos - Executive Member Christos Vakis - Non-Executive Member Georgios Laskaris - Non-Executive Member Konstantinos Vamvakopoulos - Independent Non-Executive Member Dimitrios Goumas - Independent Non-Executive Member	Date of approval of the financial statements by the BoD : Certified Auditor - Accountant Audit Firm Type of Audit Report issued:	30 October 2013 Dimitris Sourbis PRICEWATERHOUSECOOPERS S.Λ Not required
--	---	---	---

**1.1. STATEMENT OF FINANCIAL POSITION**

	Amounts in Euro			
	Group		Company	
	30/9/2013	31/12/2012	30/9/2013	31/12/2012
<b>Assets</b>				
Tangible fixed assets (for own use)	81.051,13	97.895,22	81.051,13	97.895,22
Investment properties	78.111.713,00	79.316.372,00	68.064.892,00	68.767.304,00
Intangible assets	1.260,13	4.208,98	1.260,13	4.208,98
Other non current assets	4.809.333,56	4.809.200,56	7.399.728,14	8.025.016,80
Receivables from customers	432.884,33	277.358,35	345.719,68	243.895,71
Other current assets	445.632,18	495.098,61	412.932,04	482.797,61
Cash & cash equivalents	5.411.867,79	9.475.794,87	5.368.291,22	8.879.424,41
<b>Total Assets</b>	<b>89.293.742,12</b>	<b>94.475.928,59</b>	<b>81.673.874,34</b>	<b>86.500.542,73</b>
<b>Equity &amp; liabilities</b>				
Share capital	62.023.711,20	62.023.711,20	62.023.711,20	62.023.711,20
Other equity components	18.766.129,39	23.797.285,75	18.801.888,49	23.797.285,75
Total equity attributed to parent company shareholders	80.789.840,59	85.820.996,95	80.825.599,69	85.820.996,95
<b>Total equity (a)</b>	<b>80.789.840,59</b>	<b>85.820.996,95</b>	<b>80.825.599,69</b>	<b>85.820.996,95</b>
Long term loan liabilities	7.363.125,00	7.363.125,00	0,00	0,00
Provisions / Other long term liabilities	146.301,58	157.613,08	109.701,58	121.013,08
Short term loan liabilities	16.333,01	436.527,27	0,00	0,00
Other current liabilities	978.141,94	697.666,29	738.573,07	558.532,70
<b>Total liabilities (b)</b>	<b>8.503.901,53</b>	<b>8.654.931,64</b>	<b>848.274,65</b>	<b>679.545,78</b>
<b>Total equity &amp; liabilities (a)+(b)</b>	<b>89.293.742,12</b>	<b>94.475.928,59</b>	<b>81.673.874,34</b>	<b>86.500.542,73</b>

**1.2. COMPREHENSIVE INCOME STATEMENT**

	Amounts in Euro			
	Group			
	1.01-30.09.2013	1.01-30.09.2012	1.07-30.09.2013	1.07-30.09.2012
Rental income from investment properties	3.321.231,55	3.626.747,11	1.057.690,84	1.271.275,82
Profit / loss from fair value adjustments	(1.224.389,20)	(3.776.066,12)	0,00	775.144,20
Other income	30.176,52	32.194,79	0,00	14.717,43
Less : Operating expenses	(534.804,57)	(679.547,07)	(149.713,25)	(218.589,19)
<b>Gross profit / (loss) from investing activity</b>	<b>1.592.214,30</b>	<b>(796.671,29)</b>	<b>907.977,59</b>	<b>1.842.548,26</b>
Profit / (loss) before taxes, financial & investment results	1.109.137,78	(1.485.285,26)	795.226,75	1.585.705,05
Profit / (loss) before tax	1.011.288,75	(1.353.680,96)	736.618,83	1.599.175,84
Profit / (loss) after tax	457.667,64	(1.725.988,28)	447.141,12	1.315.652,43
Profit / (loss) after tax per share - basic in euro	0,0083	-0,0314	0,0081	0,0240
Profit (loss) before interest, tax investment results & depreciation (EBITDA)	1.131.748,72	(1.473.315,95)	801.691,24	1.589.755,97
Company				
Rental income from investment properties	3.118.818,45	3.379.398,96	984.664,34	1.164.333,87
Profit / loss from fair value adjustments	(722.142,20)	(3.025.770,80)	0,00	775.144,20
Other income	31.710,15	34.444,79	750,00	15.467,43
Less : Operating expenses	(514.159,84)	(637.276,56)	(146.778,20)	(212.678,66)
<b>Gross profit / (loss) from investing activity</b>	<b>1.914.226,56</b>	<b>(249.203,61)</b>	<b>838.636,14</b>	<b>1.742.266,84</b>
Profit / (loss) before taxes, financial & investment results	1.439.129,06	(920.754,11)	728.964,44	1.494.547,20
Profit / (loss) before tax	1.014.090,01	(1.363.504,97)	768.594,03	1.599.984,86
Profit / (loss) after tax	493.426,74	(1.696.169,03)	482.900,22	1.345.471,68
Profit / (loss) after tax per share - basic in euro	0,0090	-0,0309	0,0088	0,0245
Profit (loss) before interest, tax investment results & depreciation (EBITDA)	1.461.740,00	(908.784,80)	735.428,93	1.498.598,12

**1.3. STATEMENT OF CHANGES IN EQUITY**

	Amounts in Euro			
	Group		Company	
	30/9/2013	30/9/2012	30/9/2013	30/9/2012
Total equity at the beginning of the period (01.01.2013 and 01.01.2012 respectively)	85.820.996,95	95.468.476,16	85.820.996,95	95.468.476,16
Total income after tax for the period	457.667,64	(1.725.988,28)	493.426,74	(1.696.169,03)
Distributed Dividends	(5.488.824,00)	(5.488.824,00)	(5.488.824,00)	(5.488.824,00)
<b>Total equity at the end of the period (30.09.2013 and 30.09.2012 respectively)</b>	<b>80.789.840,59</b>	<b>88.253.663,88</b>	<b>80.825.599,69</b>	<b>88.283.483,13</b>

**1.4. CASH FLOW STATEMENT**

	Amounts in Euro			
	Group		Company	
	1.01-30.09.2013	1.01-30.09.2012	1.01-30.09.2013	1.01-30.09.2012
<b>Operating activities</b>				
Profit / (loss) before tax	1.011.288,75	(1.353.680,96)	1.014.090,01	(1.363.504,97)
Plus / minus adjustments for :				
Depreciation	22.610,94	11.969,31	22.610,94	11.969,31
Provisions	(16.317,07)	117.880,78	610.645,09	993.426,33
Loss / (profit from fair value adjustments of investment properties	1.224.389,20	3.776.066,12	722.142,20	3.025.770,80
Interest income	(201.170,23)	(435.746,34)	(200.746,46)	(435.506,65)
Interest and related expenses	299.019,26	304.142,04	363,85	511,96
Plus / minus adjustments for changes in working capital accounts				
Decrease / (increase) in receivables	7.719,95	743.414,10	15.754,91	766.136,69
Increase / (decrease) in liabilities (excl. loans)	(228.706,20)	(292.316,32)	(162.479,01)	(320.528,69)
Less :				
Interest & related expenses paid	(547.761,81)	(694,25)	(363,85)	(511,96)
Taxes paid	(240.515,55)	(363.881,38)	(212.617,78)	(296.871,90)
<b>Total inflow / (outflow) from operating activities (a)</b>	<b>1.330.557,24</b>	<b>2.507.153,10</b>	<b>1.809.399,90</b>	<b>2.380.890,92</b>
<b>Investing activities</b>				
Property acquisitions	0,00	(7.614.494,80)	0,00	(7.614.494,80)
Acquisition of tangible & intangible assets	(22.548,20)	(218.567,27)	(22.548,20)	(171.084,95)
Advances for property acquisitions	0,00	(4.794.504,00)	0,00	(4.794.504,00)
Interest income received	191.382,84	426.677,59	190.959,07	426.437,90
<b>Total inflow / (outflow) from investing activities (b)</b>	<b>168.834,64</b>	<b>(12.200.888,48)</b>	<b>168.410,87</b>	<b>(12.153.645,85)</b>
<b>Financing Activities</b>				
Loan capital payments	(74.375,00)	0,00	0,00	0,00
Dividends paid	(5.488.943,96)	(5.485.128,00)	(5.488.943,96)	(5.485.128,00)
<b>Total inflow / (outflow) from financing activities (c)</b>	<b>(5.563.318,96)</b>	<b>(5.485.128,00)</b>	<b>(5.488.943,96)</b>	<b>(5.485.128,00)</b>
<b>Net increase / (decrease) in cash &amp; equivalents for the period (a)+(b)+(c)</b>	<b>(4.063.927,08)</b>	<b>(15.178.863,38)</b>	<b>(3.511.133,19)</b>	<b>(15.257.882,93)</b>
<b>Cash &amp; equivalents at the beginning of the period</b>	<b>9.475.794,87</b>	<b>23.763.724,50</b>	<b>8.879.424,41</b>	<b>23.758.641,29</b>
<b>Cash &amp; equivalents at the end of the period</b>	<b>5.411.867,79</b>	<b>8.584.861,12</b>	<b>5.368.291,22</b>	<b>8.500.758,36</b>

**Additional data & information**

- There is compliance with the accounting principles adopted in accordance with International Financial Reporting Standards.
- The company prepares consolidated financial statements due to the acquisition of the 100% of the share capital of REMBO S.A. which is consolidated A.E. την ορισία εντορισία with the full consolidation method.
- The financial statements of the Group are included, with the equity method, in the consolidated financial statements of the following companies: a) the listed in ATHEX PASAL DEVELOPMENT S.A., based in Greece, which participates in the share capital of the company with a 37,08% and b) the listed in ATHEX PIRAEUS BAK S.A., based in Greece and has a 33,80% participation in the share capital of the Company.
- The Company has not been audited by the tax authorities for the fiscal years 2006 - 2010, and the subsidiary and single consolidated company REMBO S.A. has not been audited for the fiscal year (Note 12 of the financial statements).
- There are no liens registered on the Company's properties. A mortgage for € 10.2 million has been registered on the property of the subsidiary REMBO S.A. in favour of Piraeus Bank.
- The litigious or under arbitration disputes as well as the pending court decisions, are not expected to have a material effect on the financial position of the Group.
- There have been cumulative provisions of € 95.782,96 for doubtful customers and debtors (Notes 8 & 9 of the financial statements), and provisions of € 29.787,50 for retirement benefit liabilities. Apart from those, no other provision has been created. Specifically of the not audited fiscal years since 2006, no provisions have been made since Management estimates that due to the special taxation regime of the Group companies (as REICs are taxed on the asset value and not on profits) future tax audits will not result in additional taxes.
- The number of personnel employed by the Group and the Company on 30.09.2013 was 3 persons (3 persons on 30.09.2012).
- The amounts of inflows and outflows during the period 01.01-30.09.2013, and the balances of receivables and liabilities at 30.09.2013 that relate to transactions with related parties and members of the management are the following :

	Group	Company
a) Inflows	2.349.952,22	2.349.959,16
b) Outflows	282.555,41	282.555,41
c) Receivables	8.868.769,46	8.845.164,34
d) Liabilities	7.395.612,37	16.154,36
e) Transactions and remuneration of BoD and members of the management	104.976,69	104.976,69
f) Receivables from BoD and management members	0,00	0,00
g) Liabilities towards BoD and management members	0,00	0,00

Athens, 30 October 2013

The Chairman of the Board of Directors.  
 The member of the Board of Directors.  
 The Chief Accountant

DIMITRIOS GEORGAKOPOULOS      KONSTANTINOS MARKAZOS      MARIA ANASTASIOU