

## TRASTOR REAL ESTATE INVESTMENT COMPANY

General Commercial Registry No. 3548801000

S.A. Registration No. 44485/06/B/99/9

Capital Market Commmision 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> June 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 form 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.

Audit Firm

## **Company Information**

Regulatory Authority:

Ministry of Development & Competitiveness

www.trastor-reic.gr

Διεύθυνση διαδικτύου: Σύνθεση Διοικητικού Συμβουλίου :

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 Date of approval of the financial statements by the BoD :

Certified Auditor - Accountant

25th July 2013 Dimitris Sourbis

PRICEWATERHOUSECOOPERS S.F Type of Audit Report issued: Unqualified

Konstantinos Vamvakopoulos - Independent Non-Executive Member

Konstantinos Vamvakopoulos - Independent Non-Executive Member									
Dimitrios Goumas - Independent Non-Executive Member									
1.1. STATEMENT OF FINANCIAL POSITION Amounts in Euro				1.4. CASH FLOW STATEMENT Amounts in Euro					
		Group Company			Group		Company		
	30/6/2013	31/12/2012	30/6/2013	31/12/2012		1.01-30.06.2013	1.01-30.06.2012	1.01-30.06.2013	1.01-30.06.2012
Assets					Operating activities				
Tangible fixed assets (for own use)	86.475,82	97.895,22	86.475,82	97.895,22	Profit / (loss) before tax	274.669,92	(2.952.856,80)	245.495,98	(2.963.489,83)
Investment properties	78.109.213,00	79.316.372,00	68.062.392,00	68.767.304,00	Plus / minus adjustments for :				
Intangible assets	1.066,93	4.208,98	1.066,93	4.208,98	Depreciation	16.146,45	7.918,39	16.146,45	7.918,39
Other non current assets	4.809.333,56	4.809.200,56	7.399.728,14	8.025.016,80	Provisions	31.049,32	(5.353,51)	654.470,98	870.869,14
Receivables from customers	396.540,35	277.358,35	323.669,20	243.895,71	Loss / (profit from fair value adjustments of investment	1.224.389,20	4.551.210.32	722.142,20	3.800.915,00
Other current assets	512.242,94	495.098,61	472.375,52	482.797,61	properties	1.221.000,20	1.001.210,02	722.142,20	0.000.010,00
Cash & cash equivalents	4.749.131,38	9.475.794,87	4.661.627,36	8.879.424,41	Loss / (priofit) from the sale of investment properties	0,00	0,00	0,00	0,00
					Interest income	(161.411,26)	(329.971,64)	(161.006,91)	(329.871,23)
Total Assets	88.664.003,98	<u>94.475.928,59</u>	<u>81.007.334,97</u>	86.500.542,73	Interest and related expenses	200.652,37	211.838,13	253,89	314,20
Equity & liabilities					Plus / minus adjustments for changes in working capital				
Share capital	62.023.711,20	62.023.711,20	62.023.711,20	62.023.711,20	<u>accounts</u>				
Other equity components	18.318.988,27	23.797.285,75	<u>18.318.988,27</u>	23.797.285,75	Decrease / (increase) in receivables	(27.888,52)	691.146,74	(25.620,59)	649.874,43
Total equity attributed to parent company shareholders	80.342.699,47	85.820.996,95	80.342.699,47	85.820.996,95	Increase / (decrease) in liabilitiies (excl. loans)	(167.559,60)	(116.678,75)	(90.943,66)	(148.716,93)
Total equity (a)	80.342.699,47	85.820.996,95	80.342.699,47	85.820.996,95	Less:				
Long term loan liabilities	7.363.125,00	7.363.125,00	0,00	0,00	Interest & related expenses paid	(453.225,36)	(314,20)	(253,89)	(314,20)
Provisions / Other long term liablilites	146.801,58	157.613,08	110.201,58	121.013,08	Taxes paid	(227.274,03)	(182.630,80)	(216.240,17)	(146.281,96)
Short term loan liabilities	110.741,59	436.527,27	0,00	0,00	Total inflow / (ouflow) from operating activities (a)	<u>709.548,49</u>	1.874.307,88	1.144.444,28	<u>1.741.217,01</u>
Other current liabilities	700.636,34	697.666,29	554.433,92	558.532,70					
Total liabilities (b)	<u>8.321.304,51</u>	<u>8.654.931,64</u>	<u>664.635,50</u>	<u>679.545,78</u>	Investing activities				
Total equity & liabilities (a)+(b)	<u>88.664.003,98</u>	94.475.928,59	<u>81.007.334,97</u>	86.500.542,73	Acquisition of tangible & intangible assets	(18.815,20)	(117.781,27)	(18.815,20)	(70.298,95)
					Advances for property acquisitions	0,00	(5.688.504,00)	0,00	(5.688.504,00)
1.2. COMPREHENSIVE INCOME STATEMENT Amounts in Euro		Interest income received	145.922,18	315.184,84	145.517,83	315.084,43			
		Gro	•		Total inflow / (ouflow) from investing	<u>127.106,98</u>	(5.491.100,43)	126.702,63	(5.443.718,52)
	1.01-30.06.2013			1.04-30.06.2012	activities (b)				-
Rental income from investment properties	2.263.540,71	2.355.471,29	1.072.482,24	1.089.698,37					
Profit / loss from fair value adjustments	(1.224.389,20)	(4.551.210,32)	(1.224.389,20)	(4.551.210,32)	Financing Activities	(= , === ==)			
Other income	30.176,52	17.477,36	2.467,85	16.521,37	Loan capital payments	(74.375,00)	0,00	0,00	0,00
Less : Operating expenses	(385.091,32)	(460.957,88)	(234.416,45)	(279.323,35)	Dividends paid	(5.488.943,96)	(5.484.924,50)	(5.488.943,96)	(5.484.924,50)
Gross profit / (loss) from investing activity	<u>684.236,71</u>	<u>(2.639.219,55)</u>	<u>(383.855,56)</u>	(3.724.313,93)	Total inflow / (ouflow) from fnacing activities (c)	<u>(5.563.318,96)</u>	<u>(5.484.924,50)</u>	<u>(5.488.943,96)</u>	<u>(5.484.924,50)</u>
Profit / (loss) before taxes, financial & investment results	313.911,03	(3.070.990,31)	(541.573,82)	(4.003.645,13)	Net increase / (decrease) in cash & equivalents for the period (a)+(b)+(c)	(4.726.663,49)	(9.101.717,05)	(4.217.797,05)	(9.187.426,01)
Profit / (loss) before tax	274.669,92	(2.952.856,80)	(580.745,22)	(3.969.251,63)	Cash & equivalents at the beginning of the period	9.475.794,87	23.763.724,50	8.879.424,41	23.758.641,29
Profit / (loss) after tax	10.526,52	(3.041.640,71)	(805.983,55)	(4.008.035,30)	Cash & equivalents at the end of the period	4.749.131,38	14.662.007,45	4.661.627,36	14.571.215,28
Profit / (loss) after tax per share	0.0002	0.0554	-0.0147	-0.0730					
- basic in euro	0,0002	-0,0554	-0,0147	-0,0730					
Profit (loss) before interest, tax investment	330.057.48	(3.063.071.92)	(534.325.86)	(3.999.910,58)	Additional data & information				
results & depreciation (EBITDA)	330.037,46	(3.003.07 1,92)	(334.323,86)	(0.333.310,36)					
					There is compliance with the accounting principles adopted in accordance.				
		Comp	•		2. 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.
	1.01-30.06.2013	1.01-30.06.2012			την οποία ενοποιεί with the full consolidation method.				
Rental income from investment properties	2.134.154.11	2.215.065.09	1.002.127.56	1.057.792.17	2. The fine point state property of the Consumer and included with the			l -+-+	allanda a

Ш		1.01-30.06.2013	1.01-30.06.2012	1.04-30.06.2013	1.04-30.06.2012
I	Rental income from investment properties	2.134.154,11	2.215.065,09	1.002.127,56	1.057.792,17
I	Profit / loss from fair value adjustments	(722.142,20)	(3.800.915,00)	(722.142,20)	(3.800.915,00)
I	Other income	30.960,15	18.977,36	2.977,85	17.271,37
I	Less : Operating expenses	(367.381,64)	(424.597,90)	(222.163,87)	(252.726,55)
I	Gross profit / (loss) from investing activity	1.075.590,42	(1.991.470,45)	60.799,34	(2.978.578,01)
I	Profit / (loss) before taxes, financial & investment	710.164.62	(2.415.301.31)	(93.275,19)	(3.250.505.44)
I	results	710.104,02	(2.415.301,31)	(93.273,19)	(3.230.303,44)
I	Profit / (loss) before tax	245.495,98	(2.963.489,83)	(657.121,50)	(3.975.692,44)
I	Profit / (loss) after tax	<u>10.526,52</u>	<u>(3.041.640,71)</u>	<u>(857.854,24)</u>	(4.009.527,82)
I	Profit / (loss) after tax per share	0.0002	-0.0554	-0.0156	-0.0730
I	- basic in euro	0,0002	-0,0554	-0,0130	-0,0730
	Profit (loss) before interest, tax investment	726.311.07	(2.407.382,92)	(86.027,23)	(3.246.770.89)
I	results & depreciation (EBITDA)	720.511,07			(0.2-10.770,00)

1.3. STATEMENT OF CHANGES IN EQUITY				Amounts in Euro		
	Grou	Group		Company		
	30/6/2013	30/6/2012	30/6/2013	30/6/2012		
Total euity 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	10.526,52	(3.041.640,71)	10.526,52	(3.041.640,71)		
Distributed Dividends	(5.488.824,00)	(5.488.824,00)	(5.488.824,00)	(5.488.824,00)		
Total euity at the end of the period	80.342.699,47	86.938.011,45	80.342.699,47	86.938.011,45		

Athens, 25<sup>th</sup> July 2013

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

DIMITRIOS GEORGAKOPOULOS KONSTANTINOS MARKAZOS

MARIA ANASTASIOU

- 3. 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 της εισηγμένης PIRAEUS BAK S.A., based in Greece and 33,80% participation in the share capital of the
- 4. 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).
- 5. 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.
- 6. 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
- 7. There have been cummulative provisions of €92.937,46 for doubtfull customers and debtors (Notes 8 & 9 of the financial statements, and provisions of € 29.787,50 ) for retirement bennefit 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
- 8. The number of personnel employed by the Group and the Company on 30.06.2013 was 3 persons (3 persons on 30.06.2012).
- 9. The amounts of inflows and outflows during the period 01.01-30.06.2013, and the balances of receivables and liabilities at 30.06.2013 that relate to scactions with related parties and members of the mana-

	Group	Company
a) Inflows	1.624.541,80	1.625.798,74
b) Outflows	414.474,14	214.075,66
c) Receivables	8.372.606,65	8.303.919,23
d) Liabilities	7.507.649,88	33.783,29
e) Transactions and remunaration of BoD and members of the management	68.863,32	68.863,32
f) Receivables from BoD and management members	0,00	0,00
g) Liabilities towards BoD and management members	0,00	0,00