



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 : 10 STADIOU STR, 10564, ATHENS

SUMMARY FINANCIAL DATA & INFORMATION For the period from 1st January 2015 to 31st March 2015

(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 address : BoD Composition | Ministry of Development & Competitiveness www.trastor-reic.gr Dimitrios Georgakopoulos - Chairman - Non executive member Tasos Kazinos - CEO - Executive member Georgios Papaioannou - Non Executive member Georgios Konstantakopoulos - Non executive member Dimitrios Voukas - Non executive member Ioannis Matsis - 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: | May 18 th , 2015 Dimitris Sourbis PRICEWATERHOUSECOOPERS € Unqualified |
|---|--|---|--|

1.1. STATEMENT OF FINANCIAL POSITION

| | Amounts in Euro | | | |
|--|----------------------|----------------------|----------------------|----------------------|
| | Group | | Company | |
| | 31/03/2015 | 31/12/2014 | 31/03/2015 | 31/12/2014 |
| Assets | | | | |
| Tangible fixed assets (for own use) | 48.696,44 | 53.844,54 | 48.696,44 | 53.844,54 |
| Investment properties | 74.824.799,11 | 74.820.000,00 | 64.894.799,11 | 64.890.000,00 |
| Intangible assets | 2.076,30 | 2.265,30 | 2.076,30 | 2.265,30 |
| Other non current assets | 2.586.793,41 | 2.586.793,41 | 4.847.021,25 | 4.847.021,25 |
| Receivables from customers | 485.759,07 | 452.945,50 | 374.547,45 | 416.459,86 |
| Other current assets | 245.518,96 | 188.658,90 | 303.486,47 | 216.757,18 |
| Cash & cash equivalents | 3.681.273,09 | 3.418.819,36 | 3.657.938,23 | 3.178.172,44 |
| Total Assets | 81.874.916,38 | 81.523.327,01 | 74.128.565,25 | 73.604.520,57 |
| Equity & liabilities | | | | |
| Share capital | 62.023.711,20 | 62.023.711,20 | 62.023.711,20 | 62.023.711,20 |
| Other equity components | 11.458.266,05 | 10.763.842,91 | 11.441.689,67 | 10.763.842,91 |
| Total equity attributed to parent company shareholders | 73.481.977,25 | 72.787.554,11 | 73.465.400,87 | 72.787.554,11 |
| Total equity (a) | 73.481.977,25 | 72.787.554,11 | 73.465.400,87 | 72.787.554,11 |
| Long term loan liabilities | 7.095.375,00 | 7.095.375,00 | 0,00 | 0,00 |
| Provisions / Other long term liabilities | 321.723,22 | 310.432,82 | 285.123,22 | 273.832,82 |
| Short term loan liabilities | 525.664,59 | 670.320,01 | 0,00 | 0,00 |
| Other current liabilities | 450.176,32 | 659.645,07 | 378.041,16 | 543.133,64 |
| Total liabilities (b) | 8.392.939,13 | 8.735.772,90 | 663.164,38 | 816.966,46 |
| Total equity & liabilities (a)+(b) | 81.874.916,38 | 81.523.327,01 | 74.128.565,25 | 73.604.520,57 |

1.4. CASH FLOW STATEMENT

| | Amounts in Euro | | | |
|---|---------------------|---------------------|---------------------|---------------------|
| | Group | | Company | |
| | 1.01-31.03.2015 | 1.01-31.03.2014 | 1.01-31.03.2015 | 1.01-31.03.2014 |
| Operating activities | | | | |
| Profit / (loss) before tax | 715.030,98 | 692.107,88 | 695.841,85 | 704.242,62 |
| Plus / minus adjustments for : | | | | |
| Depreciation | 5.435,28 | 6.389,09 | 5.435,28 | 6.389,09 |
| Other provisions | (1.875,52) | (31.880,66) | (7.998,87) | (31.772,02) |
| Interest income | (14.084,10) | (39.964,46) | (14.084,08) | (39.962,73) |
| Interest and related expenses | 107.036,42 | 80.125,22 | 149,20 | 201,12 |
| Plus / minus adjustments for changes in working capital accounts | | | | |
| Decrease / (increase) in receivables | (145.930,40) | (201.988,55) | (34.120,60) | (192.697,45) |
| Increase / (decrease) in liabilities (excl. loans) | (116.126,98) | 70.914,33 | (135.733,93) | 70.348,61 |
| Less : | | | | |
| Interest & related expenses paid | (251.691,84) | (235,82) | (149,20) | (201,12) |
| Taxes paid | (44.362,59) | (246.311,47) | (38.596,32) | (238.993,51) |
| Total inflow / (outflow) from operating activities (a) | 253.431,25 | 329.155,56 | 470.743,33 | 277.554,61 |
| Investing activities | | | | |
| Acquisition of tangible & intangible assets | (4.897,29) | (4.220,00) | (4.897,29) | (4.220,00) |
| Interest income received | 13.919,77 | 29.949,17 | 13.919,75 | 29.947,44 |
| Total inflow / (outflow) from investing activities (b) | 9.022,48 | 25.729,17 | 9.022,46 | 25.727,44 |
| Financing Activities | | | | |
| Loan capital payments | 0,00 | 0,00 | 0,00 | 0,00 |
| Dividends paid | 0,00 | (2.833,35) | 0,00 | (2.833,35) |
| Total inflow / (outflow) from financing activities (c) | 0,00 | (2.833,35) | 0,00 | (2.833,35) |
| Net increase / (decrease) in cash & equivalents for the period (a)+(b)+(c) | 262.453,73 | 352.051,38 | 479.765,79 | 300.448,70 |
| Cash & equivalents at the beginning of the period | 3.418.819,36 | 5.851.126,40 | 3.178.172,44 | 5.781.898,30 |
| Cash & equivalents at the end of the period | 3.681.273,09 | 6.203.177,78 | 3.657.938,23 | 6.082.347,00 |

1.2. COMPREHENSIVE INCOME STATEMENT

| | Amounts in Euro | | | |
|---|-------------------|-------------------|-------------------|-------------------|
| | Group | | Company | |
| | 1.01-31.03.2015 | 1.01-31.03.2014 | 1.01-31.03.2015 | 1.01-31.03.2014 |
| Rental income from investment properties | 1.110.582,60 | 1.038.952,45 | 983.221,09 | 976.179,96 |
| Profit / loss from fair value adjustments | 0,00 | 0,00 | 0,00 | 0,00 |
| Other income | 1.249,87 | 7.062,86 | 1.161,37 | 1.025,72 |
| Less : Operating expenses | (156.825,70) | (151.672,93) | (156.562,72) | (151.672,93) |
| Gross profit / (loss) from investing activity | 955.006,77 | 894.342,38 | 827.819,74 | 825.532,75 |
| Profit / (loss) before taxes, financial & investment results | 807.983,30 | 732.268,64 | 681.906,97 | 664.481,01 |
| Profit / (loss) before tax | 715.030,98 | 692.107,88 | 695.841,85 | 704.242,62 |
| Profit / (loss) after tax | 694.423,14 | 666.425,95 | 677.846,76 | 681.720,77 |
| Profit / (loss) after tax per share | 0,0127 | 0,0121 | 0,0123 | 0,0124 |
| - basic in euro | | | | |
| Profit (loss) before interest, tax investment results & depreciation (EBITDA) | 813.418,58 | 738.657,73 | 687.342,25 | 670.870,10 |
| Other comprehensive income for the period | | | | |
| Other comprehensive income / expenses (Effect of the application of IAS 19) | 0,00 | 0,00 | 0,00 | 0,00 |
| Other period comprehensive income after tax | 0,00 | 0,00 | 0,00 | 0,00 |
| Total comprehensive income for the period | 694.423,14 | 666.425,95 | 677.846,76 | 681.720,77 |

1.3. STATEMENT OF CHANGES IN EQUITY

| | Group | | Company | |
|---|----------------------|----------------------|----------------------|----------------------|
| | 31/03/2015 | 31/03/2014 | 31/03/2015 | 31/03/2014 |
| Total equity at the beginning of the period (01.01.2014 and 01.01.2013 respectively) | 72.787.554,11 | 78.819.966,85 | 72.787.554,11 | 78.819.966,85 |
| Total income after tax for the period | 694.423,14 | 666.425,95 | 677.846,76 | 681.720,77 |
| Distributed Dividends | 0,00 | 0,00 | 0,00 | 0,00 |
| Total equity at the end of the period (30.06.2014 and 30.06.2013 respectively) | 73.481.977,25 | 79.486.392,80 | 73.465.400,87 | 79.501.687,62 |

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 with the full consolidation method.
 - The financial statements of the Group are included using the full consolidation method in the consolidated financial statements of the listed company "PIRAEUS BANK S. A." which has its registered head office in Greece and participates at 70,88% in the share capital of the Company.
 - The Company and the subsidiary and single consolidated company REMBO S.A. have not been audited for the fiscal year 2010 (Note 13 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 € 106.210,62 for doubtful customers and debtors (Notes 8 & 9 of the financial statements), of € 2.252.773,15 for long term receivable discount and of € 20.205,00 for retirement benefit obligations. Apart from those, no other provision has been created. Specifically of the not audited fiscal year 2010, 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 31.03.2015 was 3 persons (3 persons on 31.03.2014).
 - The amounts of inflows and outflows during the period 01.01-31.03.2015, and the balances of receivables and liabilities at 31.03.2015 that relate to transactions with related parties and members of the management are the following :
- | | Group | Company |
|---|--------------|--------------|
| a) Inflows | 695.411,97 | 696.161,97 |
| b) Outflows | 107.976,01 | 1.288,79 |
| c) Receivables | 2.764.601,36 | 2.830.741,17 |
| d) Liabilities | 7.621.576,72 | 537,13 |
| e) Transactions and remuneration of BoD and members of the management | 36.113,37 | 36.113,37 |
| f) Receivables from BoD and management members | 0,00 | 0,00 |
| g) Liabilities towards BoD and management members | 0,00 | 0,00 |

Athens, May 18th 2015

The Chairman
of the Board of Directors.

The Chief Executive Officer

The Chief
Accountant

DIMITRIOS GEORGAKOPOULOS

TASOS KAZINOS

MARIA ANASTASIOU