

TRASTOR REAL ESTATE INVESTMENT COMPANY

"TRASTOR R.E.I.C."

HELLENIC CAPITAL MARKET COMMITTEE EDICT REFERENCED 5/266/14-03-2003
HEAD OFFICES: 5 Chirmaras Street, GR-151 25, Maroussi

STATEMENT OF INVESTMENTS OF 31st DECEMBER 2017

The Statement of Investments has been translated from the original Investment Schedule that was prepared in Greek. In the event that differences exist between this translation and the original in Greek, the Greek text prevails.

(A) INVESTMENT PROPERTIES

| A/A | DESCRIPTION OF PROPERTY | | VALUE OF PROPERTY | | | | CURRENT USE OF PROPERTY | LEASE DETAILS | | |
|---|---|---|-------------------|------------------|----------------------|----------------------|-------------------------|---------------|---------------------|---|
| | DESCRIPTION OF LAND & BUILDINGS | LOCATION & ADDRESS | SURFACE IN SQM | | NET BOOK VALUE | TAXABLE VALUE | | | FAIR VALUE | % ON TOTAL INVESTMENTS |
| | | | LAND | BUILDING | (1) | (2) | | | (3) | |
| 1 | Five-storey mixed use building with underground parking area | 1 Kartali & Iasonos Street, Volos | 691,53 | 2.341,81 | 2.366.097,40 | 2.218.199,53 | 3.200.000,00 | 3,75% | Offices - Mixed Use | PIRAEUS BANK S.A. BRAN LIMITED KARAGIANNIS IOANNIS & SIA O.E. |
| 2 | Seven-storey office building with underground parking area | 87 Syngrou Avenue, Athens | 1.390,65 | 9.202,93 | 14.959.029,80 | 10.217.945,88 | 15.640.000,00 | 18,34% | Offices - Mixed Use | PIRAEUS BANK S.A. |
| 3 | Three-storey office building | 13 Kolokotroni & Riga Fereou Street, Patra | 424,00 | 954,19 | 3.952.704,20 | 1.444.829,56 | 2.810.000,00 | 3,30% | Offices - Mixed Use | PIRAEUS BANK S.A. |
| 4 | Three-storey mixed use building | 62 25th Augustou & Koroneou Street, Heraklion - Crete | 249,26 | 974,92 | 1.628.245,91 | 1.629.602,07 | 2.160.000,00 | 2,53% | Offices - Mixed Use | PIRAEUS BANK S.A. |
| 5 | Three-storey mixed use building with underground parking spots | 2 Mitropoleos & Katouni Street, Thessaloniki | 482,79 | 1.719,26 | 2.164.242,48 | 2.914.734,30 | 5.090.000,00 | 5,97% | Offices - Mixed Use | PIRAEUS BANK S.A. & CAFE BISTRO DOMENICO IKE |
| 6 | Gas station | National Road Athens-Thessaloniki Anthili interchange, Lamia | 12.175,60 | 639,40 | 544.060,83 | 145.015,92 | 690.000,00 | 0,81% | Gas Station | HELLENIC FUELS S.A. |
| 7 | Gas station | National road Ioanninon-Konitsas, Passarona - Ioannina | 7.167,07 | 186,16 | 565.135,18 | 46.912,32 | 400.000,00 | 0,47% | Gas Station | HELLENIC FUELS S.A. |
| 8 | Gas station | 11 Athinon Str & Heiden, Volos - Magnisia | 3.200,00 | 1.517,80 | 960.382,36 | 872.318,75 | 540.000,00 | 0,63% | Gas Station | HELLENIC FUELS S.A. |
| 9 | Gas station | National Road Chania-Kastelli, Kitionia - Crete | 1.493,19 | 130,90 | 530.815,33 | 445.914,48 | 440.000,00 | 0,52% | Gas Station | HELLENIC FUELS S.A. |
| 10 | Gas station | National Road Kerkira-Palaioakratisra, Tzavros - Corfu | 2.490,75 | 180,43 | 389.339,83 | 362.493,36 | 450.000,00 | 0,53% | Gas Station | HELLENIC FUELS S.A. |
| 11 | Gas station | 40 El. Venizelou Streer, Corfu | 1.034,48 | 301,12 | 811.830,80 | 857.082,95 | 640.000,00 | 0,75% | Gas Station | HELLENIC FUELS S.A. |
| 12 | Gas station | Posidonos Ave & Panopis Street, Glyfada - Athens | 525,72 | 908,60 | 775.347,41 | 870.383,88 | 670.000,00 | 0,79% | Gas Station | HELLENIC FUELS S.A. |
| 13 | Gas station | Stadiou & Kalis Panagias Street, Veria | 2.102,76 | 215,65 | 692.822,09 | 618.871,78 | 530.000,00 | 0,62% | Gas Station | HELLENIC FUELS S.A. |
| 14 | Gas station | 129 Korinthou str, Patra, Achaia | 899,38 | 195,96 | 672.425,14 | 799.839,97 | 740.000,00 | 0,87% | Gas Station | HELLENIC FUELS S.A. |
| 15 | Gas station | National Road Agrinio - Arta, Agrinio, Aitolokarnania | 3.533,18 | 504,29 | 202.826,31 | 173.041,38 | 280.000,00 | 0,33% | Gas Station | BEKA MARIA |
| 16 | Ground floor retail store | 457 Petrou Ralli Street, Nikea - Athens | 96,02 | 427,29 | 565.798,06 | 347.517,87 | 470.000,00 | 0,55% | Retail | ASIMAKIS LAZOGLU & SONS |
| 17 | Four-level underground parking station | 40 Ag. Konstantinou Street, Maroussi - Athens | 2.442,75 | 16.285,00 | 4.318.842,39 | 4.172.926,46 | 3.740.000,00 | 4,39% | Parking Station | AFOI VEROPOULOI AEBE HOLMES PLACE EAST MED BV CENTRAL PARKING SYSTEM S.A. |
| 18 | Retail and entertainment units including storage spaces in the basement in Kosmopolis Shopping centre | Kosmopolis Centre, Eth. Antistaseos & Papandreou Street, Komotini | 13.993,57 | 11.499,23 | 17.021.521,50 | 5.893.414,64 | 11.060.000,00 | 12,97% | Retail | ODEON ENTERTAINMENT S.A. PRIME TIME - TOLOGKOS AXF STORES A.E. JYSK FLOCAFE STRADIVARIUS ZARA HELLAS A.E.E. BERSHKA H&M ALANELLIS ADMIRAL TSOMPANOGLOU APOSTOLOS |
| 19 | Four-storey office building with underground parking spaces | 168 Kifisias Avenue, Maroussi - Athens | 1.344,32 | 5.529,19 | 7.717.936,40 | 4.594.300,45 | 4.760.000,00 | 5,58% | Offices - Mixed Use | QUEENSWAY S.A. |
| 20 | Ground floor retail unit with basement and mezzanine | 1-3 Falanthis Street, Peristeri - Athens | 164,64 | 283,67 | 630.477,44 | 304.726,48 | 300.000,00 | 0,35% | Retail | VIOMERIMNA IKE |
| 21 | Three-storey retail property with underground parking spaces | 269 Kifisias Avenue, Kifissia - Athens | 684,24 | 1.343,88 | 2.634.182,41 | 2.538.008,26 | 2.720.000,00 | 3,19% | Offices - Mixed Use | PIRAEUS BANK PLAKAS S.A. NN GREECE S.A. |
| 22 | ground floor retail unit, with mezzanine, basement and underground parking spaces | 207 Patision Street, Athens | 181,25 | 456,00 | 1.110.000,00 | 659.123,06 | 1.190.000,00 | 1,40% | Retail | EUROBANK ERGASIAS |
| 23 | Two office floors | 1 Filellion & Othonos Street, Athens | 104,29 | 747,97 | 1.596.140,17 | 2.680.939,82 | 1.820.000,00 | 2,13% | Offices - Mixed Use | |
| 24 | Ground floor retail store with basement | 9 Kassaveti Street, Kifissia - Athens | 135,00 | 251,91 | 1.417.905,10 | 1.297.062,90 | 1.650.000,00 | 1,94% | Retail | ANCHO LIMITED |
| 25 | Ground floor retail store with mezzanine | 1 Kolokotroni Street, Kifissia - Athens | 90,06 | 101,85 | 729.575,09 | 687.610,00 | 820.000,00 | 0,96% | Retail | D.GAVALAKIS & M.GAVALAKIS O.E. |
| 26 | Ground floor retail store with basement | 28 Andrea Papandreou Street, Chalandri - Athens | 180,00 | 320,43 | 788.471,65 | 612.155,91 | 880.000,00 | 1,03% | Retail | HSBC BANK PLC |
| 27 | Eight-storey retail store with basement | 64 Tsimiski Street, Thessaloniki | 302,20 | 2.322,74 | 8.535.868,90 | 4.749.575,87 | 8.450.000,00 | 9,91% | Retail | |
| 28 | Three-storey office building with underground parking spaces | 3, Aghiou Andrea Street, Aghia Paraskevi - Athens | 1.281,00 | 1.971,96 | 2.115.828,00 | 1.416.431,90 | 2.330.000,00 | 2,73% | Offices - Mixed Use | ARCHIRODON N.V. |
| 29 | Two-storey retail property with underground parking spaces | 36-40 Allimou Street, Alimos - Athens | 3.919,73 | 7.337,27 | 12.334.563,15 | 6.685.352,13 | 4.970.000,00 | 5,83% | Retail | DIAFANO S.A. JOHNSON HEALTH TECH HELLAS S.A. |
| INVESTMENT PROPERTIES TOTAL | | | 62.779,43 | 68.851,81 | 92.732.415,33 | 60.256.331,88 | 79.440.000,00 | 93,18% | | |
| 30 | Land Plot with a Building | National Road Athens-Thessaloniki, Aidini, Aghialos | 3.454,90 | 116,60 | 50.491,97 | 24.486,00 | 23.000,00 | 0,03% | Land Plot | |
| 31 | Land Plot with a Building | National Road Athens-Thessaloniki, Ramna, Almiros | 4.728,77 | 209,21 | 81.156,65 | 36.611,75 | 18.000,00 | 0,02% | Land Plot | |
| 32 | Land Plot with two Buildings | 275th km of National Road Athens-Thessaloniki, Sourpi | 8.544,21 | 241,20 | 77.062,51 | 42.210,00 | 16.000,00 | 0,02% | Land Plot | |
| LAND PLOTS TOTAL | | | 16.727,88 | 567,01 | 208.711,13 | 103.307,75 | 57.000,00 | 0,07% | | |
| INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A) | | | 79.507,31 | 69.418,82 | 92.941.126,46 | 60.359.639,63 | 79.497.000,00 | 93,24% | | |

(B) CASH DEPOSITS

| A/A | TYPE OF DEPOSITS | BALANCE | % OF TOTAL INVESTMENTS |
|---------------------------|------------------|---------------------|------------------------|
| 1 | Cash | 3,61 | 0,00% |
| 2 | Demand Deposits | 5.761.592,39 | 6,76% |
| TOTAL DEPOSITS (C) | | 5.761.596,00 | 6,76% |

TOTAL INVESTMENTS (A + B)

85.258.596,00 100,00%

(C) RECEIVABLES & LIABILITIES

| A/A | TYPE | BALANCE |
|-----|-------------|--------------|
| 1 | Receivables | 537.597,13 |
| 2 | Liabilities | 6.245.852,17 |

(D) TOTAL ASSETS % ANALYSIS

| | 31/12/2017 | 31/12/2016 | 31/12/2015 |
|---|---------------|---------------|---------------|
| Total Assets (as per Statement of Financial Position according to IFRS) | 85.879.477,56 | 61.336.843,91 | 63.947.679,30 |
| Total property value | 79.497.000,00 | 55.114.000,00 | 56.300.000,00 |
| % Property value on Total Assets | 92,57% | 89,85% | 88,04% |
| Investments in securities | 0,00 | 0,00 | 1.073.138,05 |
| % Investments in securities on Total Assets | 0,00% | 0,00% | 1,68% |
| Total Cash & Equivalents | 5.761.596,00 | 4.621.330,09 | 2.625.322,47 |
| % Cash & Equivalents on Total Assets | 6,71% | 7,53% | 4,11% |

NOTES:

- The Company has the full ownership on all properties, except from property No 2 on 87 Sigrou Ave, where the Company has 50% ownership indiviso.
- During 2017, the Company acquired the properties numbered 21 to 28, with total acquisition value of € 18.928 ths. In addition, the Company acquired parking lots on the property 1 with total value of € 228 ths.
- The Company acquired the property 29 from the merger of the subsidiary REMBO S.A. which was completed in 2017.
- There is a total mortgage of € 27.935 ths on the properties numbered 2, 4, 19 and 29 in favor of Piraeus Bank.
- The fair value of properties (column 3) refers to the values estimated at 31/12/2017 by DANOS International Property Consultants & Valuers according to the requirements of Law 2778/1999.
- The Financial Information (Receivables & Liabilities) which are included in the above "Statement of Investments" may differ from the financial statements which will be published for the year that ended.

ATHENS, JANUARY 26th 2018

THE CHAIRMAN OF THE BOARD OF DIRECTORS

THE VICE CHAIRMAN OF THE BOARD OF DIRECTORS & CHIEF EXECUTIVE OFFICER

THE CHIEF ACCOUNTANT

MICHAEL HADJIPAVLOU
IDENTITY CARD NO. 471383

TASSOS KAZINOS
IDENTITY CARD NO. 669747

IOANNIS LETSIOS
IDENTITY CARD NO. AN162296

Report of factual findings in connection with the 'Statement of Investments'

To the Board of Directors of Trastor REIC

According to the engagement letter received from the Board of Directors of TRASTOR REIC (Company), on May 26th 2017 we have performed the procedures enumerated below in accordance with: the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee as amended by the edict referenced 10/566/26.10.2010 and 5/760/14.07.2016; the article 25 of the Law 2778/1999, with respect to the Company's Statement of Investments as of December 31, 2017.

The Company's Management is responsible for preparing the aforementioned Statement. Our engagement was undertaken in accordance with the International Standard on Related Services 4400 applicable to "agreed-upon-procedures engagements". Our responsibility is solely for performing the procedures described below and for reporting to you on our findings.

Our agreed-upon-procedures and findings are the following:

- The above "Statement of Investments" includes all the information in compliance to the article 25 of the Law 2778/1999 and the edict referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Committee, as amended by the edict referenced 10/566/26.10.2010 and 5/760/14.07.2016, referring to Real Estate Investment Companies.
- The descriptions of the Properties which appear in the "Description of Land and Buildings" column of the above "Statement of Investments" agree to those included in the "Valuation of Fair Value" reports, issued by the Independent Valuers, as of 31 December 2017.
- The fair value of the aforementioned Properties which appear in the "Fair Value" column of the above "Statement of Investments" agree to those included in the "Valuation of Fair Value" reports, issued by the Independent Valuers, as of 31 December 2017.
- The total fair value of Properties which appear in the above "Statement of Investments" agrees with the corresponding amount of "Investment Property" line in the Company's accounting records kept for the year ended 31 December 2017.
- The Financial Information which is included in the above "Statement of Investments" is extracted from the accounting records of the Company for the year ended on 31 December 2017.
- The calculations in the above "Statement of Investments" are arithmetically accurate.

Taking into consideration that the above procedures do not constitute either an audit or a review, in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance on the report beyond what we have referred to above. Had we performed additional procedures or had we performed an audit or review, other matters might have come to our attention, in addition to the ones reported above.

Our report is exclusively addressed to the Company's Board of Directors, so that the later can fulfill its responsibilities in accordance with the regulatory reporting requirements prescribed in the 8/259/19.12.2002 edict of the Hellenic Capital Markets Committee as amended by the edict referenced 10/566/26.10.2010 and 5/760/14.07.2016. Consequently, this report is not to be used for any other purpose, since it is limited to what is referred to above and does not extend to the full Financial Statements prepared by the Company, for which we will issue a separate Auditor's Report.



PricewaterhouseCoopers S.A.
268 Kifissias Avenue, 152 32 Halandri
SOEL Reg. No. 113

ATHENS, JANUARY 29th 2018
THE CERTIFIED AUDITOR

Dimitris Sourbis
(SOEL Reg. No. 16891)