

TRASTOR REAL ESTATE INVESTMENT COMPANY

"TRASTOR R.E.I.C."

HELLENIC CAPITAL MARKET COMMITTEE EDICT REFERENCED 5/266/14-03-2003

HEAD OFFICES: 5 Chimarras Street, GR-151 25, Maroussi

STATEMENT OF INVESTMENTS OF 30th JUNE 2018

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	705,40	2.341,81	2.366.097,40	2.218.199,53	2.777.000,00	2,80%	Mixed Use	PIRAEUS BANK S.A. BRAIN LIMITED KARAGIANNIS IOANNIS & SIA O.E. KINATSIDIS IOANNIS
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	15.654.000,00	15,81%	Offices	PIRAEUS BANK S.A.
3	Three-storey mixed use building	13 Kolokotroni & Riga Fereou Street, Patra	424,00	954,19	3.952.969,20	1.444.829,56	2.815.000,00	2,84%	Mixed Use	PIRAEUS BANK S.A.
4	Three-storey mixed use building	62 25th Augoustou & Koroneou Street, Heraklion - Crete	249,26	974,92	1.628.245,91	1.629.602,07	2.257.000,00	2,28%	Mixed Use	PIRAEUS BANK S.A.
5	Three-storey mixed use building with basement	Mitropoleos & Katouni Street, Thessaloniki	482,79	1.719,26	2.164.242,48	2.612.213,44	4.731.000,00	4,78%	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	697.000,00	0,70%	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	472.000,00	0,48%	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	325.000,00	0,33%	Gas Station	HELLENIC FUELS S.A.
9	Gas station	National Road Chania-Kastelli, Kidonia - Crete	1.493,19	130,90	530.815,33	682.776,60	470.000,00	0,47%	Gas Station	HELLENIC FUELS S.A.
10	Gas station	National Road Kerkira-Palaioastritsa, Tzavros - Corfu	2.490,75	180,43	389.339,83	842.139,77	571.000,00	0,58%	Gas Station	HELLENIC FUELS S.A.
11	Gas station	40 El. Venizelou Street, Corfu	1.034,48	301,12	811.830,80	857.082,95	700.000,00	0,71%	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	568.000,00	0,57%	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	439.000,00	0,44%	Gas Station	HELLENIC FUELS S.A.
14	Gas station	129 Korinthou str, Patra, Achaia	899,38	195,96	673.819,75	1.118.756,90	650.000,00	0,66%	Gas Station	HELLENIC FUELS S.A.
15	Gas station	National Road Agrinio - Arta, Agrinio, Aitolokarmania	3.533,18	246,84	202.826,31	300.215,66	253.000,00	0,26%	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	439.000,00	0,44%	Retail	ASIMAKIS LAZOGLOU & SONS
17	Four-level underground parking station	40 Ag. Konstantinou Street, Maroussi - Athens	1.733,00	16.285,00	4.318.842,39	4.172.926,46	3.144.000,00	3,17%	Parking Station	AFOI VEROPOULOI AEBE HOLMES PLACE EAST MED BV CITYZEN 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	17.022.221,50	5.893.414,64	10.561.000,00	10,66%	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 PETROVA PETYA
19	Four-storey mixed use building with underground parking spaces	168 Kifisias Avenue, Maroussi - Athens	1.344,32	5.529,19	7.717.936,40	4.594.300,45	4.922.000,00	4,97%	Mixed Use	QUEENSWAY S.A.
20	Ground floor retail unit with basement and mezzanine	1-3 Falanthis Street, Peristeri - Athens	172,44	283,67	630.477,44	304.726,48	267.000,00	0,27%	Retail	VIOMERIMNA IKE
21	Three-storey retail and offices property with underground parking spaces	269 Kifisias Avenue, Kifissia - Athens	684,24	1.343,88	2.634.182,41	2.535.608,64	2.906.000,00	2,93%	Mixed Use	PIRAEUS BANK S.A. PLAKAS S.A. NN GREECE S.A. FILIPPOS MANISKY & SIA E.E.
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	1.007.000,00	1,02%	Retail	EUROBANK ERGASIAS
23	Two office floors	1 Filellinon & Othonos Street, Athens	104,29	747,97	1.596.140,17	2.680.939,82	2.157.000,00	2,18%	Offices	LSP A.E.
24	Ground floor retail store with basement	9 Kassaveti Street, Kifissia - Athens	135,00	251,91	1.417.905,10	1.297.062,90	1.730.000,00	1,75%	Retail	ANCHO LIMITED
25	Ground floor retail store with mezzanine	1 Kolokotroni Street, Kifissia - Athens	90,56	101,85	729.575,09	687.610,00	807.000,00	0,81%	Retail	D.GAVALAKIS & M.GAVALAKIS O.E.
26	Ground floor retail store with basement	28 Andrea Papandreou Street, Chalandri - Athens	183,87	320,43	788.471,65	612.155,91	880.000,00	0,89%	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	9.346.000,00	9,44%	Retail	PULL AND BEAR S.A.
28	Three-storey office building with underground parking spaces	3, Aghiou Andrea Street, Aghia Paraskevi - Athens	1.289,67	1.992,72	2.122.161,94	1.416.431,90	2.277.000,00	2,30%	Offices	ARCHIRODON N.V.
29	Two-storey retail property with underground parking spaces	36-40 Alimou Street, Alimos - Athens	3.919,73	7.353,33	12.339.240,79	7.240.878,59	4.972.000,00	5,02%	Retail	DIAFANO S.A.. JOHNSON HEALTH TECH HELLAS S.A.
30	Three-storey office building with underground parking spaces	49 Agiou Konstantinou & Grammou, Maroussi - Athens	3.213,19	3.789,42	6.563.774,87	5.899.016,23	6.821.000,00	6,89%	Offices	PROCTER & GAMBLE HELLAS WELLA HELLAS REGENCY ENTERTAINMENT
31	Ground floor retail store with mezzanine and storage	53 Skalidi & Manousogiannakidon, Chania - Crete	466,25	700,20	1.310.523,36	1.491.901,67	1.413.000,00	1,43%	Retail	PIRAEUS BANK S.A. PINK WOMAN S.A.
32	Ground floor retail store with mezzanine	16-18 Ermou, Athens	8,47	109,62	2.584.229,75	1.137.030,72	2.900.000,00	2,93%	Retail	VACANT
33	Four-storey office building with underground parking spaces	Mesogeion 515, Ag. Paraskevi - Athens	2.102,62	4.692,36	4.289.153,94	3.854.843,28	4.290.000,00	4,33%	Mixed use	ARCHIRODON N.V. CASA DI PATSA S.A. ALSTOM TRANSPORT A.E.
34	6th floor of office building with underground parking spaces	Theofanous 4, Athens	291,56	1.009,80	1.933.445,58	1.023.107,50	2.024.000,00	2,04%	Offices	VACANT
INVESTMENT PROPERTIES TOTAL			68.186,48	78.932,58	109.426.914,02	75.075.437,00	96.242.000,00	97,18%		
35	Land Plot with a Building	National Road Athens-Thessaloniki, Aidini, Aghialos	3.454,90	116,60	50.491,97	24.486,00	14.000,00	0,01%	Land Plot	
36	Land Plot with a Building	National Road Athens-Thessaloniki, Ramna, Almiros	4.728,77	209,21	81.156,65	36.611,75	22.000,00	0,02%		
37	Land Plot with two Buildings	275th km of National Road Athens-Thessaloniki, Sourpi	8.544,21	241,20	77.062,51	42.210,00	21.000,00	0,02%		
LAND PLOTS TOTAL			16.727,88	567,01	208.711,13	103.307,75	57.000,00	0,06%		
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			84.914,36	79.499,59	109.635.625,15	75.178.744,75	96.299.000,00	97,24%		

(B) CASH DEPOSITS			
A/A	TYPE OF DEPOSITS	BALANCE	% OF TOTAL INVESTMENTS
1	Cash	62,00	0,00%
2	Demand Deposits (including DSRA)	2.737.532,82	2,76%
TOTAL DEPOSITS (B)		2.737.594,82	2,76%
TOTAL INVESTMENTS (A + B)		99.036.594,82	100,00%

(C) RECEIVABLES & LIABILITIES		
A/A	TYPE	BALANCE
1	Receivables	1.305.241,55
2	Liabilities	21.157.548,01

(D) TOTAL ASSETS % ANALYSIS			
	30/6/2018	31/12/2017	31/12/2016
Total Assets (as per Statement of Financial Position according to IFRS)	100.425.960,95	85.978.463,95	61.336.843,91
Total property value	96.299.000,00	79.497.000,00	55.114.000,00
% Property value on Total Assets	95,89%	92,46%	89,85%
Investments in securities	0,00	0,00	0,00
% Investments in securities on Total Assets	0,00%	0,00%	0,00%
Total Cash & Equivalents	2.737.594,82	5.761.596,00	4.621.330,09
% Cash & Equivalents on Total Assets	2,73%	6,70%	7,53%

NOTES:

- The Company has the full ownership on all properties, except from property No 2 on 87, Syngrou Ave, where the Company has 50% ownership indiviso and from property No 30 on 49, Agiou Konstantinou, where the Company has 80% ownership indiviso.
- During 2018, the Company acquired the properties numbered 30 to 34, with total acquisition value of € 16.681 ths.
- There is a total property lien of € 30.150 ths on the properties numbered 2, 3, 4, 19 and 29 in favor of Piraeus Bank. On 25.07.2018 the right to impose a property lien on the property numbered 30 of € 4.050 ths was granted to Piraeus Bank.
- The fair value of properties (column 3) refers to the values estimated at 30/06/2018 by CBRE according to the requirements of Law 2778/1999.
- The surfaces in sqm which are included in the above "Statement of Investments" are in line with the Company's fiscal Statement of Properties (E9).
- The Financial Information (Receivables & Liabilities) which are included in the above "Statement of Investments" may differ from the interim financial statements which will be published.

ATHENS, July 27th 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
PERM. NO. A/1589



Report of factual findings in connection with the "Statement of Investments of June 30, 2018" as resulted from the Agreed Upon Procedures processes

(Translation from the original in Greek)

To the Board of Directors of Trastor Real Estate Investment Company S.A

According to the engagement letter dated July 16, 2018, we were assigned by the Board of Directors of Trastor Real Estate Investment Company S.A. (hereafter the "Company") to perform the agreed upon procedures enumerated below, in connection with the "Statement of Investments of June 30, 2018" (hereafter the "Investment Schedule") in the context of the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, and the provisions of the article 25 of the Law 2778/1999.

The representatives of the Company are responsible to prepare the "Statement of Investments" in accordance with the requirements prescribed in the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016 and the provisions of the article 25 of the Law 2778/1999, as in force.

Our engagement was undertaken in accordance with the International Standard on Related Services 4400, applicable to agreed-upon-procedures engagements regarding Financial Information. Our responsibility is solely to perform the procedures described below and for reporting to you on our findings.

Procedures performed

Our procedures are summarized as follows:

- We reviewed whether the "Statement of Investments" includes all the information in compliance to the article 25 of the Law 2778/1999 as in force, and the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, which relate to Real Estate Investment Companies.
- We reconciled the details of the real estate properties that are included in the Company's "Statement of Investments" under the column "Description of Land and Buildings" with those included in the latest submitted Statement of Properties (E9) of the Company or/and with the corresponding purchase agreements of the properties.
- We reconciled the fair value of the investments in real estate properties that are appeared in the Company's "Statement of Investments" column "Fair Value" with those that included in the corresponding Valuation reports issued by the Independent Valuers, as of June 30, 2018.
- We reconciled the total fair value of the investment in real estate properties that are included in the "Statement of Investments" with the fair value of the Company's unaudited accounting records for the period ended June 30, 2018.
- We reconciled the financial information that are included in the Company's "Statement of Investments" with the unaudited accounting records of the Company for the period ended June 30, 2018.
- We verified that the calculations in the "Statement of Investments" are arithmetically accurate for the period ended June 30, 2018.

Findings

Our findings are as follows:

- We noted that the "Statement of Investments" includes all the information in compliance to the article 25 of the Law 2778/1999 as in force, and the announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016, which relate to Real Estate Investment Companies.
- The details of the real estate properties that are included in the Company's "Statement of Investments" under the column "Description of Land and Buildings" are in accordance with those included in the latest submitted Statement of Properties (E9) of the Company or/and with the corresponding purchase agreements of the properties.
- The fair value of the investments in real estate properties that are appeared in the Company's "Statement of Investments" column "Fair Value" are in accordance with those that are included in the corresponding Valuation reports issued by the Independent Valuers, as of June 30, 2018.
- The total fair value of the investment in real estate properties that are included in the "Statement of Investments" is in accordance with the fair value of the Company's unaudited accounting records for the period ended June 30, 2018.
- The financial information that is included in the Company's "Statement of Investments" is in accordance with the unaudited accounting records of the Company for the period ended June 30, 2018.
- The calculations in the "Statement of Investments" are arithmetically accurate for the period ended June 30, 2018.

Because the above agreed upon procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any assurance beyond what we have referred to above.

Had we performed additional procedures or had we perform an audit or review in accordance with International Standards on Auditing or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

Use Limitation

This report is addressed exclusively to the Board of Directors, in compliance with its obligations to the current announcement referenced 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the announcement referenced 10/566/26.10.2010 and 5/760/14.07.2016. This report is not to be used for any other purpose, since it is limited to what is referred above and does not extend to the interim financial statements that will be prepared by the Company for the period ended June 30, 2018, for which we will issue a separate Review Report.

Athens, July 31, 2018

The Certified Auditor Accountant

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