

TRASTOR REAL ESTATE INVESTMENT COMPANY
"TRASTOR R.E.I.C."

HELLENIC CAPITAL MARKET COMMISSION LICENCE NUMBER 5/266/14-03-2003
HEAD OFFICES: 5-7 Chimarras Street, GR-151 25, Maroussi

STATEMENT OF INVESTMENTS OF 31st DECEMBER 2020

(According to article 25 of L. 2778/1999 and to Hellenic Capital Market Commission decision with reference number 10/566/26.10.2010)



The Statement of Investments has been translated from the original Statement of Investments 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	TENANTS (active as of 31.12.2020)
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		NET BOOK VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
1	Five-storey mixed use building with underground parking area	1 Kartali & Iasonos Street, Volos, Magnesia	705,45	2.341,81	2.366.497	2.411.864	2.699.000	0,86%	Mixed Use	PIRAEUS BANK S.A. BRAIN LIMITED LTD KARAGIANNIS IOANNIS & SIA O.E. FRAGKAKIS CHRISTOS MARKAS IOANNIS AGROSER I.K.E. WEALTH FINANCIAL SERVICES S.A.
2	Seven-storey office building with underground parking area	87 Syngrou Avenue, Athens, Attica	1.390,65	9.202,97	14.959.030	9.820.450	15.738.000	5,03%	Office	PIRAEUS BANK S.A.
3	Three-storey mixed use building	13 Kolokotroni & Riga Fereou Street, Patra, Achaia	424,00	954,19	3.952.969	1.450.838	2.573.000	0,82%	Mixed Use	PIRAEUS BANK S.A.
4	Three-storey mixed use building	62 25th Augoustou & Koroneou Street, Heraklion - Crete, Heraklion	249,26	974,92	1.628.246	1.901.218	2.302.000	0,74%	Mixed Use	PIRAEUS BANK S.A.
5	Three-storey mixed use building with basement	Mitropoleos & Katouni Street, Thessaloniki, Thessaloniki	482,79	1.719,26	2.164.242	1.780.719	4.228.000	1,35%	Mixed use	PIRAEUS BANK S.A. & CAFE BISTRO DOMENICO I.K.E.
6	Gas station	National Road Athens-Thessaloniki Anthili interchange, Lamia, Phthiotis	12.175,60	639,40	544.061	391.937	100.000	0,03%	Gas Station	HELLENIC FUELS S.A.
7	Gas station	National road Ioanninon-Konitsas, Passarona, Ioannina, Ioannina	7.206,33	192,41	565.135	209.755	481.000	0,15%	Gas Station	HELLENIC FUELS S.A.
8	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3.200,00	1.517,80	960.382	667.443	349.000	0,11%	Gas Station	HELLENIC FUELS S.A.
9	Gas station	National Road Chania-Kastelli, Kidonia, Chania	1.591,92	130,90	530.815	463.349	478.000	0,15%	Gas Station	HELLENIC FUELS S.A.
10	Gas station	National Road Kerkira-Palaioastritsa, Tzavros, Corfu, Corfu	2.594,34	180,43	389.340	1.035.427	734.000	0,23%	Gas Station	HELLENIC FUELS S.A.
11	Gas station	40 El. Venizelou Street, Corfu, Corfu	1.034,48	304,37	811.831	963.513	744.000	0,24%	Gas Station	HELLENIC FUELS S.A.
12	Gas station	Posidonos Ave & Panopis Street, Glyfada, Attica	525,72	908,60	775.347	1.187.633	410.000	0,13%	Gas Station	HELLENIC FUELS S.A.
13	Gas station	Stadiou & Kalis Panagias Street, Veria, Imathia	2.102,76	215,65	692.822	621.613	452.000	0,14%	Gas Station	HELLENIC FUELS S.A.
14	Gas station	129 Korinthou str, Patra, Achaia	913,54	198,24	673.820	676.007	643.000	0,21%	Gas Station	HELLENIC FUELS S.A.
15	Gas station	National Road Agrinio - Arta, Agrinio, Aitolokarnania	3.533,18	322,38	202.826	120.961	251.000	0,08%	Gas Station	HELLENIC FUELS S.A.
16	Ground floor retail store	457 Petrou Ralli Street, Nikea, Attica	96,02	427,29	565.798	426.348	446.000	0,14%	Retail	ASIMAKIS LAZOGLOU & SONS
17	Four-level underground parking station	40 Ag. Konstantinou Street, Maroussi, Attica	1.733,00	16.285,00	4.318.842	11.008.875	3.149.000	1,01%	Parking Station	METRO S.A. HOLMES PLACE EAST MED BV CITYZEN S.A.
18	Retail and entertainment centre in "Kosmopolis Park"	Kosmopolis Centre, Eth. Antistaseos & Papandreou Street, Komotini, Rhodope	13.993,57	11.414,79	17.022.222	5.913.150	8.895.000	2,84%	Shopping Center	ODEON ENTERTAINMENT S.A. I. TOLOGKOS & SIA E.E. AXF STORES S.A. JYSK S.A. STRADIVARIUS S.A. ZARA HELLAS S.A. BERSHKA S.A. H&M S.A. ALANELLIS EYSTRATIOS ADMIRAL LTD PETROVA PETYA
19	Four-storey mixed use building with underground parking spaces	168 Kifisias Avenue, Maroussi, Attica	1.344,32	5.529,19	7.717.936	5.528.670	5.770.000	1,85%	Mixed Use	NRG SUPPLY AND TRADING S.A.
20	Ground floor retail store with basement and mezzanine	1-3 Falanthis Street, Peristeri, Attica	172,44	283,67	630.477	441.290	277.000	0,09%	Retail	VIOMERIMNA I.K.E.
21	Three-storey retail and offices property with underground parking spaces	269 Kifisias Avenue, Kifissia, Attica	684,24	1.343,88	2.634.182	2.730.544	2.948.000	0,94%	Mixed Use	PIRAEUS BANK S.A. KENTRO TEXNON PLAKAS S.A. NN HELLAS S.A.
22	Ground floor retail store with basement and underground parking spaces	207 Patision Street, Athens, Attica	181,25	456,00	1.110.140	682.000	966.000	0,31%	Bank Branch	EUROBANK S.A.
23	Office floors	1 Filellinon & Othonos Street, Athens, Attica	210,49	1.492,71	4.213.160	7.148.635	6.060.000	1,94%	Office	SPECIAL FINANCIAL SOLUTIONS S.A. ALANTRA CORPORATE S.A. OLIVER WYMAN LTD
24	Ground floor retail store with basement	9 Kassaveti Street, Kifissia, Attica	135,00	251,91	1.417.905	1.637.400	1.851.000	0,59%	Retail	ANCHO MEXICAN GRILL LTD
25	Ground floor retail store with mezzanine	1 Kolokotroni Street, Kifissia, Attica	90,56	101,85	729.575	1.116.456	852.000	0,27%	Retail	MATHAIOS N. GAVALAKIS & SIA O.E.
26	Ground floor retail store with basement	28 Andrea Papandreou Street, Chalandri, Attica	183,87	320,43	811.595	697.040	893.000	0,29%	Bank Branch	HSBC FRANCE PLC
27	Eight-storey retail store with basement	64 Tsimiski Street, Thessaloniki, Thessaloniki	302,20	2.322,74	8.657.769	5.229.957	9.182.000	2,94%	Retail	PULL AND BEAR S.A.
28	Three-storey office building with underground parking spaces	3, Aghiou Andrea Street, Aghia Paraskevi, Attica	1.289,67	1.992,72	2.141.662	1.750.404	2.290.000	0,73%	Office	ARCHIRODON N.V.
29	Two-storey retail property with underground parking spaces	36-38-40 Alimou Street, Alimos, Attica	3.919,73	7.353,33	12.334.563	7.324.032	4.842.000	1,55%	Retail	DIAFANO S.A. PRENATAL S.A.
30	Three-storey office building with underground parking spaces	49 Agiou Konstantinou, Maroussi, Attica	3.045,60	3.789,42	6.563.775	5.269.669	8.415.000	2,69%	Office	PROCTER & GAMBLE HELLAS LTD DECA S.A. REGENCY ENTERTAINMENT S.A.
31	Ground floor retail store with mezzanine and storage	53 Skalidi & Manousogiannakidon, Chania, Chania	466,25	700,20	1.310.523	1.500.067	1.457.000	0,47%	Retail	PIRAEUS BANK S.A. PINK WOMAN S.A.
32	Ground floor retail store with mezzanine	16-18 Ermou, Athens, Attica	8,47	109,62	2.584.879	1.462.522	3.285.000	1,05%	Retail	YAMA HELLAS S.A.
33	Four-storey office and retail building with underground parking spaces	Mesogeion 515, Ag. Paraskevi, Attica	2.102,62	4.692,36	4.289.154	4.227.101	4.613.000	1,48%	Mixed Use	ARCHIRODON N.V. CASA DI PATSA S.A. ALSTOM TRANSPORT HELLAS S.A.
34	Office floor in a seven-storey office building	109-111 Mesogeion, Athens, Attica	119,73	781,67	975.491	713.352	1.418.000	0,45%	Office	TERNA S.A.
35	Ground floor retail store with basement	24, Voukourestiou & Valaoritou Street, Athens, Attica	41,46	138,00	2.521.680	1.352.500	3.308.000	1,06%	Retail	IMAMOGLIOU I.K.E.
36	Three-storey retail and offices property with underground parking spaces	278 Kifisias Ave, Chalandri, Attica	1.117,00	4.003,58	4.149.008	5.211.888	4.292.000	1,37%	Mixed use	AUTOMOTIVO S.A. ENIE I.K.E. HARBORLAB S.A.
37	Four-storey retail and offices property with underground parking spaces	194 Kifisias Ave, Chalandri, Attica	500,82	1.588,20	1.620.929	2.588.833	2.129.000	0,68%	Mixed use	CRUPE S.A. MONOPLAN HLS A.G. LEONIDAS HOSPITALITY MANAGEMENT S.A.
38	Ground floor retail store	6 Panagitsas, Kifissia, Attica	151,30	90,35	1.081.564	366.460	1.027.000	0,33%	Retail	MPALTZAKIS IOANNIS LTD
39	Ground floor retail store with basement	4 Valaoritou Street & 24 Voukourestiou Street, Athens, Attica	30,49	227,15	6.109.994	2.760.828	5.780.000	1,85%	Retail	ZEGNA ATTICA S.A.
40	Six-storey office building with basement	4 Gravias Street, Maroussi, Attica	1.749,29	2.878,12	5.728.103	3.062.735	5.893.000	1,88%	Office	HELLENIC PETROLEUM S.A.
41	Six-storey office building with basement	4 Gravias Street & Granikou, Maroussi, Attica	1.956,83	3.386,57	6.467.153	3.608.941	7.044.000	2,25%	Office	ENEL GREEN POWER HELLAS S.A. AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION ENERGEIAKI ARBANIKOY LTD
42	Five-storey office building with basement	Gravias str, 3 & Granikou, Maroussi, Attica	1.632,46	3.274,80	4.524.558	2.518.199	5.865.000	1,88%	Office	AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION
43	Four-storey offices property with underground parking spaces	6 Patrokliou Street, Maroussi, Attica	980,58	2.467,38	3.164.794	1.931.398	4.688.000	1,50%	Office	VACANT
44	Two-storey offices property with underground parking spaces	49 Attiki Odos & Propodidos Street, Vrilissia, Attica	1.787,20	4.003,22	5.881.520	2.777.693	6.092.000	1,95%	Office	BRISTOL - MYERS SQUIBB S.A.
45	Three-storey retail and offices property with underground parking spaces	23 Vouliagmenis Avenue, Glyfada, Attica	777,79	1.248,83	1.786.072	1.620.725	1.980.000	0,63%	Mixed Use	KAPENTA S.A. OCEANOS SHIPPING ENTERPRISES LTD COCKETT MARINE OIL HELLAS M.I.K.E.
46	Two-storey logistics center property	Aspropyrgos, Melissa, Attica	13.758,57	5.702,38	3.102.367	3.395.170	3.349.000	1,07%	Logistics	SYNERGY IN SUPPLY S.A.
47	Ground floor retail store with basement	19 Labraki & Metaxa Streets, Glyfada, Attica	214,86	550,30	5.680.636	2.946.761	5.390.000	1,72%	Retail	KALOGIROU S.A.
48	Ground floor retail store with basement	16 Labraki & Metaxa Streets, Glyfada, Attica	49,42	207,00	1.924.030	685.260	2.170.000	0,69%	Retail	FOLLI FOLLIE S.A.
49	Office floor in an office building complex with underground parking spaces	49 Kifisias Avenue & Ziridi Street, Maroussi, Attica	1.184,06	1.244,00	2.292.693	1.662.340	2.972.000	0,95%	Office	HUAWEI TECHNOLOGIES S.A.
50	Ground floor retail store	6 Panagitsas, Kifissia, Attica	201,48	100,04	1.020.677	405.762	1.116.000	0,36%	Retail	DIGALAKIS S.A.
51	Seven-storey office building with basement	94 Vasilissis Sofias Avenue, Athens, Attica	1.111,90	5.329,58	17.218.651	13.437.279	20.416.000	6,53%	Office	PIRAEUS BANK S.A.
52	Four-storey retail and offices property with basement	47 Agiou Konstantinou str, Marousi, Attica	960,84	3.265,08	5.197.987	4.134.465	6.338.000	2,03%	Mixed Use	LOLA S.A. TTS TELECOM M.LTD VOICE WEB S.A.
53	Two-storey office building with basement	7 Taki Kavalieratou str, Kifissia, Attica	4.880,70	8.262,79	4.340.609	5.101.152	4.802.000	1,54%	Office	RECKITT BENKISED HELLAS S.A. ALPHA TRUST A.E.D.A.K. THINK DIGITAL MON. S.A. FORESTVIEW I.K.E. SEB GROUP HELLAS S.A. AEGEK S.A. AEGEK CONSTRUCTING S.A. EL CAFE S.A. AKTOR ATE S.A. AKTOR CONS. S.A..

A/A	DESCRIPTION OF PROPERTY				VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active as of 31.12.2020)
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		NET BOOK VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
54	Two-storey office building with basement	12 Gravias & Kritis 2 str, Argypoli, Attica	520,00	1.020,35	960.122	1.150.236	1.070.000	0,34%	Office	ISI HELLAS S.A.
55	Two-storey logistics center property	Magoula, Aspropyrgos, Attica	6.797,32	4.948,01	1.160.720	2.623.840	1.418.000	0,45%	Logistics	D.I.A.S. S.A.
56	Five-storey office building with basement	57 Agiou Konstantinou str, Marousi, Attica	1.094,71	3.711,25	6.464.444	3.118.678	6.355.000	2,03%	Office	OTE S.A.
57	Four-storey offices property with underground parking spaces	29 Amarousiou Chalandriou, Marousi, Attica	2.440,49	4.356,77	7.241.582	3.822.102	7.375.000	2,36%	Office	AVAX S.A.
58	Four-storey offices property with underground parking spaces	16 Amarousiou Chalandriou, Marousi, Attica	6.201,59	21.412,29	26.954.784	12.136.626	27.855.000	8,91%	Office	AVAX S.A.
59	Ground floor retail store with basement	29 Sotiros Dios & Praxitelous, Piraeus, Attica	65,93	332,53	1.480.052	775.558	1.456.000	0,47%	Retail	AXF S.A.
60	Seven-storey offices property with underground parking spaces	184 Michalakopoulou & Rapsanis, Athens, Attica	1.233,00	5.748,69	17.209.321	5.624.613	17.190.000	5,50%	Office	PIRAEUS BANK S.A.
INVESTMENT PROPERTIES TOTAL (A1)			119.649,13	168.949,37	256.531.064	177.330.280	257.161.000	82,24%		
61	Six-storey office building with basement	80 Michalakopoulou, Athens, Attica	2.017,84	14.957,25	26.438.366	14.482.912	29.016.000	9,28%	Office	TP SERVGLOBAL E.P.E.
LEASED INVESTMENTS PROPERTIES TOTAL (A2)			2.017,84	14.957,25	26.438.366	14.482.912	29.016.000	9,28%		
62	Land Plot with a Building	National Road Athens-Thessaloniki, Aidinlou, Aghialos, Magnesia	3.454,90	116,60	50.492	32.654	7.000	0,00%	Land Plot	VACANT
63	Land Plot with a Building	National Road Athens-Thessaloniki, Ramna, Almiros, Magnesia	4.728,77	209,21	81.157	83.223	12.000	0,00%		
64	Land Plot with two Buildings	275th km of National Road Athens-Thessaloniki, Kontarolakas, Almiros, Magnesia	8.564,21	241,20	77.063	47.999	16.000	0,01%		
LAND PLOTS TOTAL (A3)			16.747,88	567,01	208.711	163.876	35.000	0,01%		
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			138.414,85	184.473,63	283.178.142	191.977.068	286.212.000	91,53%		

(B) INVESTMENTS IN SHARES OF COMPANIES WITH THE EXCLUSIVE PURPOSE OF REAL ESTATE (NON-LISTED SHARES)										
A/A	DESCRIPTION OF SECURITIES	SURFACE IN SQM		ACQUISITION COST OF SECURITIES	CURRENT UNIT VALUE	CURRENT VALUE OF SECURITIES	% ON TOTAL INVESTMENTS	CURRENT USE OF PROPERTY	TENANTS (active as of 31.12.2020)	
		LAND	BUILDING							
1	Shares of "DORIDA KTIMATIKI S.A."			9.505.477	27,00	9.505.477	3,04%	As at 31.12.2020, TRASTOR R.E.I.C. held 100% of the share capital of "DORIDA KTIMATIKI S.A." (i.e. 352.000 shares), which had full ownership of the property below, with fair value of € 15.351.000 based on the valuation report from CBRE Axies S.A..		
	Two-storey logistics center property at Magoula, Aspropyrgos, Attica	62.760,70	25.094,95					Logistics	SEAGULL S.A.	
TOTAL INVESTMENTS IN SECURITIES (B)			62.760,70	25.094,95	9.505.477	27,00	9.505.477	3,04%		

(B) CASH DEPOSITS										
A/A	TYPE OF DEPOSITS	BALANCE		% OF TOTAL INVESTMENTS						
1	Cash		79	0,00%						
2	Cash Deposits (including DSRA)		16.989.200	5,43%						
TOTAL CASH AND EQUIVALENTS (B)			16.989.279	5,43%						
TOTAL INVESTMENTS (A + B)				312.706.756	100,00%					

(C) RECEIVABLES, OTHER ASSETS & LIABILITIES										
A/A	Είδος				BALANCE					
1	Receivables				1.630.701					
2	Other receivables				6.147.409					
3	Liabilities				162.314.554					

(D) TOTAL ASSETS % ANALYSIS										
	31.12.2020	31.12.2019	31.12.2018							
Total Assets according to IFRS	320.484.867	202.123.881	117.471.228							
Total property value	286.212.000	168.123.000	113.251.000							
% Property value on Total Assets	89,31%	83,18%	96,41%							
Total Investments in securities	9.505.477	16.309.924	0							
% Investments in securities on Total Assets	2,97%	8,07%	0,00%							
Total Cash & Equivalents	16.989.279	12.033.847	3.586.543							
% Cash & Equivalents on Total Assets	5,30%	5,95%	3,05%							
Total Receivables and Other Assets	7.778.110	5.657.110	633.685							
% Total Receivables and Other Assets on Total Assets	2,43%	2,80%	0,54%							

NOTES:

- The Company has the full ownership on all properties, that are included in above tables (A1) and (A3).
- The Company during 2020 incorporated in its portfolio properties numbered 51 to 54 that resulted from the consolidation of the 100% subsidiary companies, namely "AGK47 real estate company Société Anonyme", "KOUKOUNARIES real estate company Société Anonyme", "MANTEKOL real estate company Société Anonyme" and "V94 real estate company Société Anonyme". The notarial deed merger agreement, as approved by the Greek Authorities, was registered by the Hellenic Business Registry, on 03.04.2020. The values presented in "Net Book Value" column of the said properties, are the values on the date of purchase of the four subsidiary companies, i.e. 07.05.2019.
- The Company during 2020, purchased the numbered 55 to 60 properties of above Table (A). Moreover, on the 13.03.2020, the Company entered into a leasing agreement for the purchase of the property numbered 61.
- The Company on 19.02.2021, sold the numbered 7,10 and 11 properties of the above Table (A).
- On the properties numbered 1 to 5,8,9,12,13 and 15 to 58 as at 31.12.2020 there is a property lien of total amount of €186,700 thous., in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A."
- The values as per column "Fair Value" of Table (A) have been provided from the independent valuers "CBRE Axies S.A." and "P. Danos and Partners S.A." as at 31.12.2020, according to the requirements of Law 2778/1999. According to the independent valuers, despite the fact that the COVID-19 prevention measures continue to affect the economy, at this stage there is a sufficient volume of transactions and comparative information, to base their valuations without them being subject to "material valuation uncertainty", as defined in VPS 3 and VPGA 10 of the RICS Valuation - Global Standards, except for properties that refer to shopping malls and/or "big box" retail assets (No. 18 and 29 of the above table (A) that account for less than 5% of the total investment property value), sectors where there is lack of transactions and comparative data and thus valuations are still subject to "material valuation uncertainty". Considering that market conditions could change due to potential modifications in the prevention measures or a further spread of Covid-19 pandemic, we note that the estimated value refers solely to the critical valuation date.
- The vacant areas of the Company's properties represent 9,9% of the total leasable area.
- The surfaces in sqm which are indicated above are in line with the Company's Fiscal Statement of Properties (E9).
- For the properties, No. 2 and No. 30, the indicated surface areas represent the Company's ownership, which is 50% and 80% indiviso respectively.
- The Financial Information (Receivables & Liabilities) which are included in the above "Statement of Investments" may differ from the Annual Financial Statements which will be published.
- The amounts are presented in euro, rounded to the nearest unit.

THE CHAIRMAN OF THE BOARD OF DIRECTORS LAMBROS PAPAPOPOULOS IDENTITY CARD NO. 700587	Athens, February 24th 2021 THE VICE CHAIRMAN OF THE BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER TASSOS KAZINOS IDENTITY CARD NO. 669747	THE CHIEF FINANCIAL OFFICER PANTELIS DIMOPOULOS IDENTITY CARD NO. AB 606210
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Report of factual findings in connection with the "Statement of Investments as of December 31, 2020" as resulted from the Agreed Upon Procedures
(Translation from the original in Greek)
To the Board of Directors of Trastor Real Estate Investment Company S.A.

In accordance with the engagement letter dated July 13, 2020, 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 as of December 31, 2020" (hereafter the "Statement of Investments") in the context of the requirements of the announcement with reference number 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 with reference number 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.

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 to report 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, 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 traced the details of the real estate properties that are included in the Company's "Statement of Investments" in column "Description of Land and Buildings" with those included in the latest submitted Statement of Properties (E9) of the Company and/or with the corresponding purchase agreements of the properties.
- We traced the fair value of the investments in real estate properties that are included in the Company's "Statement of Investments" in column "Fair Value" with those that are included in the corresponding valuation reports issued by the Independent Valuers, as of December 31, 2020.
- We traced the total fair value of the investment in real estate properties included in the "Statement of Investments" with the fair value of the Company's unaudited accounting records for the year ended December 31, 2020.
- We traced the financial information that are included in the Company's "Statement of Investments" with the unaudited accounting records of the Company for the year ended December 31, 2020.
- We examined whether the calculations in the "Statement of Investments" as of December 31, 2020 are arithmetically accurate.

Findings
Our findings are as follows:
1) The "Statement of Investments" includes all the information in compliance to the article 25 of the Law 2778/1999, 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.
2) 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" is traced and agreed with those included in the latest submitted Statement of Properties (E9) of the Company and/or with the corresponding purchase agreements of the properties.
3) The fair value of the investments in real estate properties that appear in the Company's "Statement of Investments" column "Fair Value" are traced and agreed with those that are included in the corresponding Valuation reports issued by the Independent Valuers, as of December 31, 2020.
4) The total fair value of the investment in real estate properties that are included in the "Statement of Investments" is traced and agreed with the fair value of the Company's unaudited accounting records for the year ended December 31, 2020.
5) The financial information that is included in the Company's "Statement of Investments" is traced and agreed with the unaudited accounting records of the Company for the year ended December 31, 2020.
6) The calculations in the "Statement of Investments" as of December 31, 2020 are arithmetically accurate.

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 performed 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 the context of its obligations arising from the announcement with reference number 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. 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 Company's annual financial statements for the year ended December 31, 2020, for which we will issue a separate Audit Report.

Athens, February 25, 2021
The Certified Auditor Accountant

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