

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 30th JUNE 2022

(According to article 25 of L. 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)

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 at 30.06.2022)
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION 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	2.395.497	2.412.527	2.702.000	0,70%	Mixed Use	PIRAEUS BANK S.A. BRAIN LIMITED LTD KARAGIANNIS IOANNIS & SIA O.E. FRAGKAKIS CHRISTOS MARKAS IOANNIS WEALTH FINANCIAL SERVICES S.A. DOGGAKIS ANDREAS
2	Nine-storey office building with underground parking area	87 Syngrou Avenue, Athens, Attica	1.390,65	9.202,97	14.959.030	12.159.988	15.238.000	3,93%	Office	PIRAEUS BANK S.A.
3	Three-storey mixed use building	13 Kolokotroni & Riga Fereou Street, Patra, Achaea	424,00	954,19	3.952.969	1.568.550	2.087.000	0,54%	Mixed Use	VACANT
4	Four-storey mixed use building with basement	62 25th Augoustou & Koroneou Street, Heraklion - Crete, Heraklion	249,26	974,92	1.628.246	1.996.959	2.405.000	0,62%	Mixed Use	PIRAEUS BANK S.A.
5	Four-storey mixed use building with basement	Mitropoleos & Katouni Street, Thessaloniki, Thessaloniki	482,79	1.719,26	2.168.962	1.912.624	3.820.000	0,98%	Mixed use	CAFE BISTRO DOMENICO I.K.E.
6	Gas station	National Road Athens-Thessaloniki Anthilli interchange, Lamia, Phthiotis	12.175,60	639,40	544.061	367.768	99.000	0,03%	Gas Station	HELLENIC FUELS S.A.
7	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3.200,00	1.517,80	960.382	717.278	346.000	0,09%	Gas Station	HELLENIC FUELS S.A.
8	Gas station	National Road Chania-Kastelli, Kidonia, Chania	1.560,19	130,90	530.815	169.646	472.000	0,12%	Gas Station	HELLENIC FUELS S.A.
9	Ground floor retail store	457 Petrou Ralli Street, Nikea, Attica	96,02	427,29	565.798	497.406	481.000	0,12%	Retail	ASIMAKIS LAZOGLOU & SONS
10	Underground parking station in "Ethrio" shopping center	40 Ag. Konstantinou Street, Maroussi, Attica	1.733,00	16.285,00	4.318.842	12.593.658	3.303.000	0,85%	Parking Station	METRO S.A. HOLMES PLACE EAST MED BV CITYZEN PARKING & SERVICES S.A.
11	Retail and entertainment centre in "Kosmopolis Park"	Kosmopolis Centre, Eth. Antistaseos & Papandreou Street, Komotini, Rhodope	13.993,57	11.414,79	17.072.222	6.379.512	9.102.000	2,35%	Shopping Center	I. TOLOGKOS & SIA E.E. AXF STORES S.A. JYSK S.A. ITX HELLAS S.A. H&M S.A. ALANELLIS EYSTRATIOS ADMIRAL LTD PETROVA PETYA KAISA LEMONIA & SIA E.E. IMAGE I.K.E.
12	Five-storey mixed use building with underground parking spaces	168 Kifisias Avenue, Maroussi, Attica	1.344,32	5.529,19	7.717.936	6.552.483	6.789.000	1,75%	Mixed Use	NRG SUPPLY AND TRADING S.A.
13	Three-storey retail and offices property with underground parking spaces	269 Kifisias Avenue, Kifissia, Attica	684,24	1.343,88	2.634.182	2.633.980	2.840.000	0,73%	Mixed Use	KENTRO TEXNON PLAKAS S.A. FUNKMARTINI LTD STYLAS EMMANOUIL
14	Ground floor retail store with basement and underground parking spaces	207 Patision Street & Skalistiri, Athens, Attica	181,25	456,00	1.110.140	937.865	798.000	0,21%	Bank Branch	EUROBANK S.A.
15	Office floors	1 Filellinon & Othonos Street, Athens, Attica	210,49	1.492,71	4.253.160	7.260.332	6.948.000	1,79%	Office	SPECIAL FINANCIAL SOLUTIONS S.A. ALANTRA CORPORATE S.A. OLIVER WYMAN LTD HF HELLENIC FINANCE S.A.
16	Ground floor retail store with basement	9 Kassaveti Street, Kifissia, Attica	135,00	251,91	1.417.905	1.580.598	2.086.000	0,54%	Retail	ANCHO MEXICAN GRILL LTD
17	Nine-storey retail store with basement	64 Tsimiski Street, Thessaloniki, Thessaloniki	302,20	2.322,74	8.657.769	6.033.214	9.462.000	2,44%	Retail	ITX HELLAS S.A.
18	Four-storey office building with underground parking spaces	3, Aghiou Andrea Street, Aghia Paraskevi, Attica	1.289,67	1.992,72	2.141.662	1.831.449	2.559.000	0,66%	Office	VACANT
19	Two-storey retail property with underground parking spaces	36-38-40 Alimou Street, Alimos, Attica	3.919,73	7.353,33	12.334.563	9.447.724	5.116.000	1,32%	Retail	DIAFANO S.A. PRENATAL S.A.
20	Four-storey office building with underground parking spaces	49 Agiou Konstantinou, Maroussi, Attica	3.807,00	4.736,78	8.937.950	8.278.960	12.272.000	3,16%	Office	PROCTER & GAMBLE HELLAS LTD DECA S.A. REGENCY ENTERTAINMENT S.A.
21	Ground floor retail store with mezzanine	16-18 Ermou, Athens, Attica	8,47	109,62	2.584.879	1.964.581	3.796.000	0,98%	Retail	YAMA HELLAS S.A.
22	Five-storey office and retail building with underground parking spaces	Mesogeion 515, Ag. Paraskevi, Attica	2.102,62	4.692,36	4.289.154	5.042.030	5.533.000	1,43%	Mixed Use	CASA DI PATSI S.A. ALSTOM TRANSPORT HELLAS S.A. HYDRUS ENGINEERING S.A.
23	Ground floor retail store with basement	24 Voukourestiou & Valaoritou Street, Athens, Attica	41,46	138,00	2.521.680	1.902.670	3.833.000	0,99%	Retail	IMAMOGLIOU I.K.E.
24	Five-storey retail and offices property with underground parking spaces	194 Kifisias Ave, Chalandri, Attica	500,82	1.588,20	1.620.929	2.453.705	2.495.000	0,64%	Mixed use	CRIFE S.A. MONOPLAN HLS A.G. LEONIDAS HOSPITALITY MANAGEMENT S.A.
25	Ground floor retail store	6 Panagitsas, Kifissia, Attica	151,30	90,35	1.081.564	375.856	1.116.000	0,29%	Retail	MPALTZAKIS IOANNIS LTD
26	Ground floor retail store with basement	4 Valaoritou Street & 24 Voukourestiou Street, Athens, Attica	30,49	227,15	6.109.994	3.883.877	6.606.000	1,70%	Retail	ZEGNA ATTICA S.A.
27	Seven-storey office building with basement	4 Gravias Street, Maroussi, Attica	1.749,29	2.878,12	5.728.103	4.074.128	6.769.000	1,74%	Office	HELLENIC PETROLEUM HOLDINGS S.A.
28	Seven-storey office building with basement	4 Gravias Street & Granikou, Maroussi, Attica	1.956,83	3.386,57	6.467.153	4.773.116	8.090.000	2,09%	Office	ENEL GREEN POWER HELLAS S.A. AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION ENERGIAKI ARBANIKOY LTD
29	Five-storey office building with basement	Gravias str, 3 & Granikou, Maroussi, Attica	1.632,46	3.274,80	4.573.748	3.219.747	7.121.000	1,84%	Office	AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION
30	Four-storey offices property with underground parking spaces	6 Patrokloi Street, Maroussi, Attica	980,58	2.467,38	3.241.594	2.685.906	6.115.000	1,58%	Office	MYTILINEOS S.A.
31	Two-storey offices property with underground parking spaces	49 Attiki Odos & Propodidos Street, Vrillissia, Attica	1.787,20	4.003,22	5.881.520	3.558.919	6.525.000	1,68%	Office	BRISTOL - MYERS SQUIBB S.A.
32	Three-storey retail and offices property with underground parking spaces	23 Vouliagmenis Avenue, Glyfada, Attica	777,79	1.248,83	1.786.072	2.176.402	2.162.000	0,56%	Mixed Use	KAPENTA S.A. OCEANOS SHIPPING ENTERPRISES LTD COCKETT MARINE OIL HELLAS M.I.K.E.
33	Two-storey logistics center property	Melissia, Aspropyrgos, Attica	13.758,57	5.702,38	3.102.367	3.395.170	3.808.000	0,98%	Logistics	SYNERGY IN SUPPLY S.A.
34	Ground floor retail store with basement	19 Labraki & Metaxa Streets, Glyfada, Attica	214,86	550,30	5.680.636	3.602.306	6.064.000	1,56%	Retail	KALOGIROU S.A.
35	Ground floor retail store with basement	16 Labraki & Metaxa Streets, Glyfada, Attica	49,42	207,00	1.924.030	877.133	2.612.000	0,67%	Retail	FOLLI FOLLIE S.A.
36	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	1.902.903	3.400.000	0,88%	Office	HUAWEI TECHNOLOGIES S.A.
37	Ground floor retail store	6 Panagitsas, Kifissia, Attica	201,48	100,04	1.020.677	416.166	1.183.000	0,30%	Retail	DIGALAKIS S.A.
38	Nine-storey office building with basement	94 Vasilissis Sofias Avenue, Athens, Attica	1.111,90	5.329,58	17.218.651	14.055.488	22.319.000	5,75%	Office	PIRAEUS BANK S.A.
39	Four-storey retail and offices property with basement	47 Agiou Konstantinou str, Marousi, Attica	960,84	3.265,08	5.197.987	4.594.190	7.241.000	1,87%	Mixed Use	LOLA S.A. TTS TELECOM M.LTD VOICE WEB S.A. P ENERGY S.A. MALIOTAKIS - TASOPOULOU PHARMACY O.E.
40	Three-storey office building with basement	7 Taki Kavalieratou str, Kifissia, Attica	4.880,70	8.262,79	4.340.609	5.043.028	5.959.000	1,54%	Office	RECKITT BENKISED HELLAS S.A. ALPHA TRUST A.E.D.A.K. THINK DIGITAL MON. S.A. FORESTVIEW LTD SEB GROUP HELLAS S.A. AEGEK S.A. AEGEK CONSTRUCTING S.A. EL CAFE S.A. AKTOR CONS. S.A. PLAN KAPPA I.K.E. SSQ S.A.
41	Five-storey office building with basement	12 Gravias & Kritis 2 str, Argyroupoli, Attica	520,00	1.020,35	960.122	1.656.857	1.171.000	0,30%	Office	SCYTALIS S.A.
42	Two-storey logistics center property with basement	Magoula, Aspropyrgos, Attica	6.797,32	4.948,01	1.160.720	2.623.840	1.590.000	0,41%	Logistics	D.I.A.S. S.A.
43	Six-storey office building with basement	57 Agiou Konstantinou str, Marousi, Attica	1.094,71	3.711,25	6.464.444	3.691.654	6.674.000	1,72%	Office	OTE S.A.
44	Five-storey offices property with underground parking spaces	29 Amarousiou Chalandriou, Marousi, Attica	2.440,49	4.356,77	7.241.582	5.120.078	7.885.000	2,03%	Office	AVAX S.A.
45	Five-storey offices property with underground parking spaces	16 Amarousiou Chalandriou, Marousi, Attica	6.201,59	21.412,29	26.954.784	16.182.167	32.753.000	8,44%	Office	AVAX S.A.
46	Ground floor retail store with basement	29 Sotiros Dios & Praxitelous, Piraeus, Attica	65,93	332,53	1.480.052	1.063.662	1.536.000	0,40%	Retail	AXF S.A.
47	Seven-storey offices property with underground parking spaces	184 Michalakopoulou & Rapsanis, Athens, Attica	1.233,00	5.748,69	17.209.321	6.057.275	17.097.000	4,41%	Office	PIRAEUS BANK S.A. COSMOTE S.A.
48	Two-storey logistics center property with basement	Dyo Pefka, Aspropyrgos, Attica	22.760,00	11.633,51	6.960.684	3.167.594	7.961.000	2,05%	Logistics	SYNERGY IN SUPPLY S.A.
49	Four-storey office building with basement	Chimarras 9 & Amarousiou Chalandriou, Marousi	1.023,00	1.900,64	2.400.635	1.850.357	3.189.000	0,82%	Office	VACANT
50	Two three-storey office buildings	18-20 Sorou & Amarousiou Chalandriou Streets, Marousi, Attica	6.506,91	16.794,63	27.220.911	12.043.275	27.489.000	7,09%	Office	BAYER HELLAS S.A. FOURLIS HOLDINGS S.A.
51	Two-storey logistics center property and new logistics center under construction	Roupaki, Aspropyrgos, Attica	78.650,50	25.110,95	17.594.634	15.584.983	22.354.000	5,76%	Logistics	SEAGULL S.A.
52	Two-storey logistics center property with basement	Roupaki, Aspropyrgos, Attica	11.340,50	5.261,34	2.769.851	2.729.725	3.259.000	0,84%	Logistics	SEAGULL S.A.
INVESTMENT PROPERTIES TOTAL (A1)			220.599,51	222.084,32	303.383.872	227.101.309	334.630.000	86,25%		
53	Seven-storey office building with basement	80 Michalakopoulou, Athens, Attica	2.017,84	14.957,25	27.209.476	19.347.872	33.864.000	8,73%	Office	TP SERVGLOBAL E.P.E. HELLENIC DEVELOPMENT BANK S.A. BEAUTIFUL COFFEE I.K.E. HDI GLOBAL S.E. WOLT FOOD SERVICES S.A. FREEDOM FINANCE EUROPE LTD
LEASED INVESTMENTS PROPERTIES TOTAL (A2)			2.017,84	14.957,25	27.209.476	19.347.872	33.864.000	8,73%		

A/A	DESCRIPTION OF PROPERTY				VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active as at 30.06.2022)
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
54	Land Plot with a Building	National Road Athens-Thessaloniki, Aidiniou, Aghialos, Magnesia	3.454,90	116,60	50.492	32.654	5.500	0,00%	Land Plot	VACANT
55	Land Plot with two Buildings	275th km of National Road Athens-Thessaloniki, Kontarolakas, Almiros, Magnesia	8.564,21	241,20	77.063	47.999	13.000	0,00%		
56	Land Plot	Amarousiou Chalandriou & Attiki Odos, Marousi	1.718,00	0,00	3.146.369	1.486.528	3.799.000	0,98%		
LAND PLOTS TOTAL (A3)			13.737,11	357,80	3.273.924	1.567.182	3.817.500	0,98%		
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			236.354,46	237.399,37	333.867.272	248.016.363	372.311.500	95,96%		

(B) CASH DEPOSITS										
A/A	TYPE OF DEPOSITS						BALANCE	% OF TOTAL INVESTMENTS		
1	Cash						302	0,00%		
2	Cash Deposits						8.513.700	2,19%		
3	Restricted Cash Deposits						7.145.420	1,84%		
TOTAL CASH AND EQUIVALENTS (B)							15.659.422	4,04%		
TOTAL INVESTMENTS (A + B)							387.970.922	100,00%		

(C) RECEIVABLES, OTHER ASSETS & LIABILITIES										
A/A	TYPE						BALANCE			
1	Receivables						6.362.432			
2	Other assets						213.117			
3	Liabilities						192.219.684			

(D) TOTAL ASSETS % ANALYSIS										
					30.06.2022	31.12.2021	31.12.2020			
Total Assets according to IFRS					394.546.471	351.828.051	320.484.867			
Total property value					372.311.500	304.528.500	286.212.000			
% Property value on Total Assets					94,36%	86,56%	89,31%			
Total Investments in securities					0	12.281.052	9.505.477			
% Investments in securities on Total Assets					0,00%	3,49%	2,97%			
Total Cash & Equivalents					15.659.422	23.349.663	16.989.279			
% Cash & Equivalents on Total Assets					3,97%	6,64%	5,30%			
Total Receivables and Other Assets					6.575.549	11.668.836	7.778.110			
% Total Receivables and Other Assets on Total Assets					1,67%	3,32%	2,43%			

NOTES:

- The Company has the full ownership on all properties, that are included in above tables (A1) and (A3).
- The Company during the first half of 2022 incorporated in its portfolio properties numbered 51 and 52 that resulted from the consolidation of the 100% subsidiary companies, namely "DORIDA KTIMITIKI S.A." and "SYZEFXIS COMMERCIAL - TECHNICAL – ENERGY AND REAL ESTATE LIMITED LIABILITY COMPANY". The notarial deed merger agreement, as approved by the Greek Authorities, was registered by the Hellenic Business Registry, on 17.06.2022. The values presented in "Net Book Value" column of the said properties, are the values on the date of purchase of the two subsidiary companies, plus purchases and additions until 17.06.2022.
- The Company during 2022, purchased the properties numbered 49 & 50 of above Table (A).
- On the properties numbered 1 to 5, 9 up to 40, 42 up to 48 and 50 up to 52 as at 30.06.2022 there is a property lien of total amount of € 249,460 thous., in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A."
- The vacant areas of the Company's properties represent 4,5 % of the total area.
- The surfaces in sqm which are indicated above are in line with the Company's Fiscal Statement of Properties (E9).
- For the property No. 2, the indicated surface area represent the Company's ownership, which is 50% indiviso.
- 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 30.06.2022, 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 Interim Financial Statements which will be published.
- The amounts are presented in euro, rounded to the nearest unit.

Athens, July 29th 2022

THE CHAIRMAN OF THE BOARD OF DIRECTORS LAMBROS PAPADOPOULOS IDENTITY CARD NO. 700587	THE VICE CHAIRMAN OF THE BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER TASSOS KAZINOS IDENTITY CARD NO. 669747	THE FINANCE MANAGER IOANNIS LETSIOS IDENTITY CARD NO. AN162296
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TRUE TRANSLATION

Report of Factual Findings on Agreed Upon Procedures on the confirmation of the data referred in the "Statement of Investments of 30 June 2022"

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

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In accordance with the engagement letter dated 14 July 2022, signed by the Board of Directors of Trastor Real Estate Investment Company S.A. (hereinafter "Company"), we performed the agreed procedures as agreed below, 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 with respect to the Statement of Investments as at 30 June 2022 (hereinafter "Statement of Investments"). The management of the Company has the responsibility for the fair presentation of the Statement of Investments. Our engagement was undertaken in accordance with the International Standard on Related Services (ISRS) 4400 "Engagements to perform agreed – upon procedures regarding financial information" applicable to agreed upon procedures engagements. Our responsibility is to perform the below procedures in the context of the disclosures above and solely to report on our factual findings.

Procedures performed

Our procedures are summarized as follows:

- We assessed 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 assessed whether the descriptions of the real estate properties which are presented in column "Description of Property" in the Company's Statement of Investments agree with the respective data included in the valuation reports issued by the Independent Valuers, as at June 30, 2022.
- We assessed whether the fair value of the real estate properties that is presented in column "Fair Value" in the Company's Statement of Investments agrees to the valuation reports issued by the Independent Valuers, as at June 30, 2022.
- We assessed whether the total "Fair value" of the real estate properties that are presented in the Company's Statement of Investments, agrees with the fair value of the Company's unaudited accounting records for the period ended June 30, 2022.
- We assessed whether the financial information that are presented in the Company's Statement of Investments agree with the respective unaudited accounting records of the Company for the period ended June 30, 2022.
- We examined the arithmetic accuracy of the calculations of the Company's Statement of Investments.

Findings

With respect to the procedures performed, we have nothing to report.

Use Limitation

Since the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements (or relevant national standards or practices), we do not express any other assurance except as noted above. Had we performed additional procedures or had we performed an audit or review of the information described above in accordance with International Standards on Auditing or International Standards on Review Engagements (or relevant national standards or practices), other matters might have come to our attention that would have been reported to you.

Our report is solely addressed to the Board of Directors, 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. Therefore, 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 interim financial information for the period ended June 30, 2022, for which we will issue a separate Review Report.

Athens, 29 July 2022

The Certified Public Accountant

Alexandra V. Kostara
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