TRASTOR REAL ESTATE INVESTMENT COMPANY

"TRASTOR R.E.I.C."





STATEMENT OF INVESTMENTS OF 31st DECEMBER 2023

(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.

		tement of Invest	Investments that was prepared in Greek. In the event that differences exist between this translation and the (A) INVESTMENT PROPERTIES					e original in Greek, the Greek text prevails.			
		DESCRIPTION OF PROPERTY	61100	IN SOA4		VALUE OF PR	OPERTY	%	CHIPDENT MET OF PROPERTY	TENANTS	
A/A	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACI	E IN SQM BUILDING	ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS	CURRENT USE OF PROPERTY	(active as at 31.12.2023)	
1	Office building with underground parking area	87 Syngrou Avenue, Athens, Attica	1.390,65	9.432,95	14.959.030	12.159.988	16.063.000	3,30%	Office	PIRAEUS BANK S.A.	
2	Mixed use building	13 Kolokotroni & Riga Fereou Street, Patra, Achaea	424,00	954,19	3.953.769	1.568.550	2.040.000	0,42%	Mixed Use	PREMIER CAPITAL HELLAS S.A.	
3	Mixed use building with underground auxiliary area	62 25th Augoustou & Koroneou Street, Heraklion - Crete, Heraklion	249,26	974,92	1.628.246	1.996.959	2.694.000	0,55%	Mixed Use	PIRAEUS BANK S.A.	
4	Mixed use building with underground auxiliary area	12-14 Katouni Street & 1 Mitropoleos, Thessaloniki, Thessaloniki National Road Athens-Thessaloniki Anthili interchange, Lamia,	482,79	1.719,26	2.168.962	1.912.624	3.810.000	0,78%	Mixed use	AKRON LADADIKA SINGLE PERSON S.A.	
5	Gas station	Phthiotis	7.495,82	639,40	544.061	272.862	31.000	0,01%	Gas Station	VACANT	
6	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3.200,00	1.517,80	960.382	717.278	380.000	0,08%	Gas Station	HELLENIC FUELS S.A.	
7	Underground parking station in "Ethrio" shopping center	40 Ag. Konstantinou, Sfaktirias, Sina & Dionysou Streets, Maroussi, Attica	1.733,00	16.285,00	4.318.842	12.593.658	3.411.000	0,70%	Parking Station	METRO S.A. HOLMES PLACE EAST MED BV	
										CITYZEN PARKING & SERVICES S.A. I. TOLOGKOS & SIA E.E.	
8	Shopping Mall in "Kosmopolis Park"	Kosmopolis Centre, Eth. Antistaseos & Papandreou Street, Komotini, Rhodope	13.993,57	11.414,79	17.174.185	6.379.512	10.202.000	2,09%	Shopping Center	AXF STORES S.A. JYSK S.A. JYSK S.A. ITX HELLAS SINGLE PERSON S.A. H&M S.A. ALANELLIS EYSTRATIOS ADMIRAL SINGLE PERSON LTD PETROVA PETVA KAISA LEMONIA & SIA E.E. ZAKCRET S.A. LC WAIKIKI SINGLE PERSON LTD	
9	Mixed use building with underground parking area	168 Kifisias Avenue & Sofokleous, Maroussi, Attica	1.344,32	5.529,19	7.717.936	6.552.483	7.606.000	1,56%	Mixed Use	NRG SUPPLY AND TRADING S.A. KENTRO TEXNON PLAKAS S.A.	
10	Mixed use building with underground parking area	269 Kifisias Avenue & Mitropolitou Iakovou, Kifissia, Attica	684,24	1.343,88	2.650.682	2.633.980	2.797.000	0,57%	Mixed Use	FUNKMARTINI SINGLE PERSON LTD STYLAS EMMANOUHL	
11	Retail store with underground auxiliary and parking	207 Datislas Charat & Challatisi Abbass Abbass	181,25	456,00	1.129.140	937.865	675.000	0.449/	Detail.	N.D. DAVRADOS P.C. VACANT	
	area	207 Patision Street & Skalistiri, Athens, Attica	181,25	436,00	1.129.140	937.803	675.000	0,14%	Retail	SPECIAL FINANCIAL SOLUTIONS S.A.	
12	Office floors part of a mixed use building	1 Filellinon & Othonos Street, Athens, Attica	210,49	1.492,71	4.253.160	7.260.332	7.529.000	1,55%	Office	ALANTRA CORPORATE S.A. OLIVER WYMAN LTD	
13	Retail store with underground auxiliary area	9 Kassaveti Street, Kifissia, Attica	135,00	251,91	1.417.905	1.580.598	2.217.000	0,46%	Retail	HF HELLENIC FINANCE SINGLE PERSON S.A. ANCHO MEXICAN GRILL LTD	
14	Retail department store with underground auxiliary area	64 Tsimiski Street, Thessaloniki, Thessaloniki	302,20	2.322,74	8.657.769	6.033.214	9.786.000	2,01%	Retail	ITX HELLAS SINGLE PERSON S.A.	
15	Retail store with underground auxiliary and parking area	36-38-40 Alimou Street & 9 Ioniou, Alimos, Attica	3.919,73	7.353,33	12.334.563	9.447.724	5.405.000	1,11%	Retail	DIAFANO SINGLE PERSON S.A. PRENATAL S.A.	
16	Office building with underground parking area	49 Agiou Konstantinou, Maroussi, Attica	3.807,00	4.736,78	8.955.418	8.278.960	13.320.000	2,73%	Office	PROCTER & GAMBLE HELLAS SINGLE PERSON LTD DECA S.A.	
\vdash										GH XENIA MANCO SINGLE PERSON S.A. YAMA HELLAS S.A.	
17	Retail store	16-18 Ermou, Athens, Attica	8,47	109,62	2.584.879	1.964.581	4.284.000	0,88%	Retail	CASA DI PATSI S.A.	
18	Mixed use building with underground parking area	Mesogeion 515, Ag. Paraskevi, Attica	2.102,62	4.692,36	4.289.154	5.042.030	6.010.000	1,23%	Mixed Use	ALSTOM TRANSPORT HELLAS S.A. HYDRUS ENGINEERING S.A.	
19	Retail store with underground auxiliary area	24, Voukourestiou, Athens, Attica	41,46	138,00	2.521.680	1.902.670	4.097.000	0,84%	Retail	IMAMOGLOU P.C.	
20	Retail store	6 Panagitsas, Kifissia, Attica	151,30	90,35	1.081.564	375.856	1.114.000	0,23%	Retail	MPALTZAKIS IOANNIS SINGLE PERSON LTD	
21	Retail store with underground auxiliary area	4 Valaoritou Street & 24 Voukourestiou, Athens, Attica	30,49	227,15	6.109.994	3.883.877	6.970.000	1,43%	Retail	ERMENEGILDO ZEGNA ATTICA SINGLE PERSON S.A.	
22	Office building with underground auxiliary area	4 Gravias Street, Maroussi, Attica	1.749,29	2.878,12	5.728.103	4.074.128	7.591.000	1,56%	Office	HELLENIQ ENERGY HOLDINGS S.A.	
23	Office building with underground auxiliary area	4 Gravias Street & Granikou, Maroussi, Attica	1.956,83	3.386,57	6.467.153	4.773.116	8.526.000	1,75%	Office	ENEL GREEN POWER SINGLE PERSON S.A. AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSOR LIQUIDATION ENERGEIAKI ARBANIKOY LTD	
24	Office building with underground auxiliary area	Gravias Street, 3 & Granikou, Maroussi, Attica	1.632,46	3.274,80	4.573.748	3.219.747	7.262.000	1,49%	Office	AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION	
25	Office building with underground parking area	6 Patroklou Street & Gkyzi, Maroussi, Attica	980,58	2.467,38	3.533.344	2.685.906	6.695.000	1,37%	Office	MYTILINEOS S.A.	
26	Office building with underground parking area	2 Propodidos Street & Attiki Odos, Vrilissia, Attica	1.787,20	4.003,22	5.881.520	3.558.919	6.665.000	1,37%	Office	BRISTOL - MYERS SQUIBB S.A. KAPENTA S.A.	
27	Office building with underground parking area	23 Vouliagmenis Avenue & Tzavella, Glyfada, Attica	777,79	1.248,83	1.786.072	2.176.402	2.318.000	0,48%	Mixed Use	OCEANOS SHIPPING ENTERPRISES LTD COCKETT MARINE OIL HELLAS SINGLE MEMBER P.C.	
28	Logistics	Melissia, Aspropyrgos, Attica	13.758,57	5.702,38	3.102.367	2.505.599	4.444.000	0,91%	Logistics	SYNERGY IN SUPPLY S.A.	
29	Retail store with underground auxiliary area	19 Labraki & Metaxa Streets, Glyfada, Attica	214,86	550,30	5.680.636	3.602.306	6.245.000	1,28%	Retail	KALOGIROU S.A.	
30	Retail store with underground auxiliary area	16 Labraki & Metaxa Streets, Glyfada, Attica	49,42	207,00	1.924.030	877.133	2.737.000	0,56%	Retail	FF OPSCO SINGLE PERSON S.A.	
31	Office floor in an office building complex with underground parking area	49 Kifisias Avenue & Ziridi Street, Maroussi, Attica	1.184,06	1.244,00	2.292.693	1.902.903	3.606.000	0,74%	Office	HUAWEI TECHNOLOGIES S.A.	
\vdash	Retail store	6 Panagitsas, Kifissia, Attica	201,48	100,04	1.020.677	416.166	1.198.000	0,25%	Retail	MENTHEMODE SINGLE PERSON P.C.	
33	Office building with underground parking area	94 Vasilissis Sofias Avenue & 1 Kerasountos, Athens, Attica	1.111,90	5.329,58	17.603.797	14.055.488	23.840.000	4,89%	Office	VACANT LOLA S.A.	
34	Mixed use building with underground parking area	47 Agiou Konstantinou Street, Marousi, Attica	960,84	3.265,08	5.197.987	4.594.190	7.151.000	1,47%	Mixed Use	TTS TELECOM SINGLE PERSON LTD PENERGY 1 S.A. P ENERGY 1HOLDINGS SINGLE PERSON S.A. MALIOTAKIS - TASOPOULOU PHARMACY O.E.	
	Office building with underground parking area Office building with underground parking area	7 Taki Kavalieratou Street, Kifissia, Attica	4.880,70	8.262,79	4.500.882 960.122	5.043.028	6.394.000	1,31% 0,26%	Office Office	NIMAWORKS LIMITED RECKITT BENKISED HELLAS S.A. THINK DIGITAL SINGLE PERSON S.A. AEGEK S.A. AEGEK S.A. HINITSA BAY HOLDINGS SINGLE PERSON S.A. SSQ S.A. ANGELINI PHARMA HELLAS SINGLE PERSON S.A. UPTRADE P.C. BLEND DEVELOPMENT AND CONSULTING S.A. IDNA LABORATORIES SINGLE PERSON P.C.	
36	Logistics	2 Kritis Street & 12 Gravias, Argyroupoli, Attica Magoula, Aspropyrgos, Attica	6.797,32	4.948,01	1.160.720		1.930.000	0,26%	Logistics	VACANT D.I.A.S. S.A.	
38	-	57 Agiou Konstantinou Street, Marousi, Attica	1.094,71	3.711,25	6.464.444	3.691.654	6.817.000	1,40%	Office	OTE S.A.	
39	Office building with underground parking area	29 Amarousiou Chalandriou, Marousi, Attica	2.440,49	4.356,77	7.241.582	5.120.078	8.534.000	1,75%	Office	AVAX S.A.	
40	Office building with underground parking area	16 Amarousiou Chalandriou, Marousi, Attica	6.201,59	21.412,29	26.954.784	16.182.167	33.700.000	6,92%	Office	AVAX S.A.	
41	Office building with underground parking area	184 Michalakopoulou & Rapsanis, Athens, Attica	1.233,00	5.748,69	17.209.321	6.057.275	16.532.000	3,39%	Office	PIRAEUS BANK S.A. COSMOTE SINGLE PERSON S.A.	
42	Logistics	Dyo Pefka, Aspropyrgos, Attica	22.760,00	11.633,51	6.960.684	2.190.379	9.278.000	1,90%	Logistics	SYNERGY IN SUPPLY S.A.	
43	Office building with underground parking area	18-20 Sorou & Amarousiou Chalandriou, Marousi, Attica	6.506,91	14.668,91	27.788.915	12.043.275	28.226.000	5,79%	Office	FOURLIS HOLDINGS S.A.	
		Reversió Assessador Attividador	70	27.55	,	,				CEACHILL CINICIS SECONDS .	
_	Logistics Complex	Roupaki, Aspropyrgos, Attica	78.650,50	32.092,91	20.079.336		28.299.000		Logistics	SEAGULL SINGLE PERSON S.A.	
45		Melissia, Aspropyrgos, Attica	11.340,50	5.261,34	2.769.851	2.383.567	3.831.000	0,79%	Logistics	SEAGULL SINGLE PERSON S.A.	
-	Logistics Logistics	Schineza, Aspropyrgos, Attica Rikia, Aspropyrgos, Attica	21.362,29	9.093,37 8.614,14	6.259.518	3.116.179 2.991.605	6.827.000 7.302.000	1,40%	Logistics Logistics	BSH S.A. BMW HELLAS S.A.	
48	Office building with underground auxiliary and parking area	80 Michalakopoulou, Athens, Attica	2.004,68	14.956,93	27.839.752	19.347.872	34.670.000	7,12%	Office	TP SERVGLOBAL LTD HELLENIC DEVELOPMENT BANK S.A. ARTODENTRO SINGLE MEMBER P.C. HDI GLOBAL S.E. WOLT FOOD SERVICES S.A.	
										FREEDOM FINANCE EUROPE LTD NTT DATA BELGIQUE SRL GREECE	
-	Retail store with underground auxiliary area	5-7 Lesvou & Andrianiou, Chalandri, Attica	2.021,30	5.440,27	11.324.963	4.610.466	12.360.000	2,54%	Retail	ALFA – BETA VASSILOPOULOS S.A.	
50	Office building with underground auxiliary area Logistics	5 Korai, Athens, Attica Rikia, Aspropyrgos, Attica	341,78 44.991,30	2.632,77	7.632.612 17.063.801	7.813.632 14.787.800	8.569.000 20.577.000	1,76% 4,22%	Office Logistics	RESOLUTE HELLAS SINGLE PERSON S.A. ALPHAOMEGA PHARMA LOGISTICS S.A. M AND M MILITZER S.A.	
	INVESTMENT PROPERTIES TOTAL (A1)		310.994,23	281.544,81	373.335.829	268.809.979	433.843.000	89,05%	-	IVI AINU IVI IVIILIIZEK S.A.	
52	Land Plot with building	275th km of National Road Athens-Thesaloniki, Kontarolakas, Almiros, Magnesia	6.878,39	169,66	77.063	34.340	10.000	0,00%	-		
53	Land Plot	Amarousiou Chalandriou & Attiki Odos, Marousi	2.703,13	0,00	7.420.654	3.336.885	9.786.000	2,01%	Office building under construction		
54	Land Plot	Melissia, Aspropyrgos, Attica	21.046,40	0,00	4.232.483	115.755	4.601.000	0,94%	Logistics center under construction		
18.0	LAND PLOTS & BUILDINGS UNDER CONSTRUCTION T	` '	30.627,92	169,66	11.730.199	3.486.980	14.397.000	2,96%			
IN	LOTWICKT PROPERTIES & LAND PLOTS TOTAL ((1)	341.622,15	281.714,47	385.066.028	272.296.959	448.240.000	92,00%			

((B) INVESTMENTS IN SHARES OF COMPANIES WITH THE EXCLUSIVE PURPOSE OF REAL ESTATE (NON-LISTED SHARES)										
A/A	/Δ	DESCRIPTION OF SECURITIES	SURFACE IN SQM		ACQUISITION COST	CURRENT UNIT	CURRENT VALUE OF	% ON TOTAL	CURRENT USE OF PROPERTY	TENANTS	
	,,,		LAND	BUILDING	OF SECURITIES	VALUE	SECURITIES	INVESTMENTS		(active as at 31.12.2023)	
	1	Shares of "KYNOURIA KTIMATIKI MONOPROSOPI ANONYMI ETAIREIA"			20.403.054	41,83	21.432.327	4,40%	As at 31.12.2023, TRASTOR R.E.I.C. held 100% of the share capital of ""KYNOURIA KTIMATIK! MONOPROSOPI ANONYMI ETAIREIA" (i.e. 512.318 shares), which had full ownership of the property below, with fair value of \in 20.430.000, based on the valuation report from P. Danos and Partners S.A.		
	Office building at 109-111, Mesogeion Av., Athens, Attica		1.017,59	6.951,00					Office	DEPA INFRASTRUCTURE SINGLE-MEMBER S.A.	
Г	ОТА	L INVESTMENTS IN SECURITIES (B)	6.951,00	20.403.054		21.432.327	4,40%		_		

(C) CASH DEPOSITS						
Α//	TYPE OF DEPOSITS	BALANCE	% OF TOTAL INVESTMENTS			
1	Cash	194	0,00%			
2	Cash Deposits	12.360.401	2,54%			
3	Restricted Cash Deposits	5.174.047	1,06%			
TC	ITAL CASH AND EQUIVALENTS (C)	17.534.642	3,60%			

TOTAL INVESTMENTS (A + B + C)	487.206.969	100,00%	

(D)	(D) RECEIVABLES, OTHER ASSETS & LIABILITIES				
A/A	ТУРЕ	BALANCE			
1	Receivables	15.294.194			
2	Other assets	1.460.717			
3	Liabilities	229.780.032			

(E) TOTAL ASSETS % ANALYSIS							
	31.12.2023	31.12.2022	31.12.2021				
	Unaudited	Audited	Audited				
Total Assets according to IFRS	502.932.607	430.486.258	351.828.05				
Total property value	448.240.000	392.350.000	304.528.50				
% Property value on Total Assets	89,13%	91,14%	86,56				
	·						
Total Investments in Securities (acquisition cost)	20.403.054	0	12.281.05				
% Investments in securities on Total Assets	4,06%	0,00%	3,49				
Total Cash & Equivalents	17.534.642	26.636.700	23.349.66				
% Cash & Equivalents on Total Assets	3,49%	6,19%	6,64				
Total Receivables and Other Assets	16.754.911	11.499.558	11.668.83				
% Total Receivables and Other Assets on Total Assets	3,33%	2,67%	3,32				

- 1. The Company has the full ownership on all properties, that are included in above table (A).

 2. The Company during 2023 incorporated in its portfolio the property numbered 51 that resulted from the consolidation of the 100% subsidiary companies, namely "PILEAS REAL ESTATE-COMMERCIAL SOCIETE ANONYME". The notarial deed merger agreement, as approved by the Greek Authorities, was registered by the Hellenic Business
- Registry, on 28.12.2023. The values presented in "Acquisition Value" column of the said properties, are the values on the date of purchase of the two subsidiary companies, plus purchases and additions until 28.12.2023.
- 3. The Company during 2023, purchased the properties numbered 49 & 50 of above Table (A).
- 3. The Company within 2023, purchased the property numbered 48 of the above table (A), following the early repayment of the financial leasing contract that the Company had entered into with Ethniki Leasing.

 5. On the properties numbered 1 to 4, 7 up to 35, 37 up to 48 and 51 as at 31.12.2023 there is a property lien of total amount of € 332,630 thous., in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A."

 6. The vacant areas of the Company's properties represent 9.3 % of the total area.
- 7. The surfaces in sgm which are indicated above are in line with the Company's Fiscal Statement of Properties (E9).
- 8. For the property No. 1, the indicated surface area represent the Company's ownership, which is 50% indiviso.

 9. 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 31.12.2023, according to the requirements of Law 2778/1999.

 10. The Financial Information (Receivables, Other Assets & Liabilities) of the above table (D), which are included in the above "Statement of Investments", may differ from the Interim Financial Statements which will be published.
- 11. The amounts are presented in euro, rounded to the nearest unit.

Athens, February 28th 2024

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

THE FINANCE MANAGER

LAMBROS PAPADOPOULOS IDENTITY CARD NO. 700587

TASSOS KAZINOS IDENTITY CARD NO. 669747 IOANNIS LETSIOS IDENTITY CARD NO. AN162296

Deloitte.

TRUE TRANSLATION FROM THE ORIGINAL IN GREEK Report of Factual Findings on Agreed Upon Procedures on the Statement of Investments of December 31, 2023 of "Trastor Real Estate Investment Company SA"

Deloitte Certified Public Accountants S.A. 3a Fragoklissias & Granikou str. Maroussi Athens GR 151-25 Greece

To the Board of Directors (hereinafter the Management) of the Company "TRASTOR REAL ESTATE INVESTMENT COMPANY S.A."

Tel: +30 210 6781 100 Fax: +30 210 6776 221-2

For submission to Hellenic Capital Market Commission

Purpose of this Agreed-Upon Procedures and Restriction on Use and Distribution

Our report is solely for the purpose of assisting the Hellenic Capital Market Commission to determine whether the Statement of Investments that has been submitted by the company "TRASTOR REAL ESTATE INVESTMENT COMPANY S.A." (hereinafter "Company"), for the year ended as at December 31, 2023, complies with the provisions of the article 25 of the Law 2778/1999 and the requirements of Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016 (hereinafter the subject matter). Therefore, this report is not appropriate for any other purpose and is intended solely for the Management of the Company in order to be submitted to the Hellenic Capital Market Commission, which is the sole intended user of this report and should therefore not be used or distributed to other parties

This report is limited to what is referred above and does not extend to the Financial Information prepared by the Company for the year ended on December 31, 2023, for which we will issue a separate Audit Report

Management's Responsibilities

The Management of the Company has acknowledged that the agreed-upon Procedures are appropriate for the purpose of the assignment.

Furthermore, the Management of the Company is responsible for the subject matter on which the agreed-upon procedures are performed.

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (revised) "Agreed-Upon Procedures Engagement involves our performing the procedures that have been agreed with the Management of the Company and reporting the findings, which are the factual results of the agreed-upon procedures conducted. We make no representation regarding the appropriateness of the agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have to come to our attention that would have been reported.

We have complied with the ethical requirements of the Code of Conduct for Professional Auditors of the Board of International standards of Ethics for Auditors ("ΣΔΠΔΕ" Code) and with the ethical and independence requirements of Law 4449/2017, as well as Regulation (EU) 537/2014.

Our firm applies International Standard on Quality Control (ISQC) 1, Quality Control for Firms that Perform Audits and Reviews of Financial Statements, and other Assurance and Related Services Engagements, and accordingly, maintains a comprehensive system of quality control including documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements

Procedures and Findings

We have performed the procedures described below on the subject matter, as agreed with the Company's Management in the terms of the engagement dated 11 July 2023.

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L	Procedures	Findings					
1.	We examined whether the information included in the Company's Statement of Investments for the year ended as at December 31, 2023 is in accordance with the provisions of article 25 of Law 2778/1999, as in force and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relative decisions 10/566/26.10.2010 and 5/760/14.07.2016.	The information included in the Company's Statement of Investments for the year ended as at December 31, 2023 is in accordance with the provisions of article 25 of Law 2778/1999, as in force and the decision 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended by the relevant decisions 10/566/26.10.2010 and 5/760/14.07.2016.					
2.	We examined whether the description of land & buildings, the location & address and the surface in sqm of the real estate properties as disclosed 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 December 31, 2023 and / or with the respective data included in the latest submitted Statement of Properties (E9) of the Company.	The description of land & buildings, the location & address and the surface in sqm of the real estate properties as disclosed 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 December 31, 2023 and / or with the respective data included in the latest submitted Statement of Properties (E9) of the Company.					
3.	We examined whether the fair value of the real estate properties as disclosed in column "Fair Value" in the Company's Statement of Investments agrees to the valuation reports issued by the Independent Valuers, as at December 31, 2023.	The fair value of the real estate properties as disclosed in column "Fair Value" in the Company's Statement of Investments agrees to the valuation reports issued by the Independent Valuers, as at December 31, 2023.					
4.	We examined whether the data disclosed in the "Current Value of Securities" field included in the Company's Statement of Investments agree with the net assets of the companies in which the Company has invested, as presented in the unaudited from us accounting records of the company for the year ended December 31, 2023. For the purpose of determining the net assets of the companies, the fair value of their properties has been taken into account; as it has derived from the valuation reports issued by the Independent Valuers, as at December 31, 2023.	The data disclosed in the "Current Value of Securities" field included in the Company's Statement of Investments agree with the net assets of the companies in which the Company has invested, as presented in the unaudited from us accounting records of the company for the year ended December 31, 2023. For the purpose of determining the net assets of the companies, the fair value of their properties has been taken into account; as it has derived from the valuation reports issued by the Independent Valuers, as at December 31, 2023.					
5.	We examined whether the total "Fair value" of the real estate properties that is disclosed in the Company's Statement of Investments, agrees with the respective value of the investment property in the Company's unaudited accounting records for the year ended December 31, 2023.	The total "Fair value" of the real estate properties that is disclosed in the Company's Statement of Investments, agrees with the respective value of the Investment Property in the Company's unaudited accounting records for the year ended December 31, 2023.					
6.	We examined whether the financial information included in the Company's Statement of Investments has been extracted from the unaudited accounting records maintained by the Company for the year ended December 31, 2023.	The financial information that is included in the Company's Statement of Investments has been extracted from the unaudited accounting records maintained by the Company for the year ended December 31, 2023.					
7.	We verified the mathematical accuracy of the calculations of the Company's Statement of Investments.	We verified the mathematical accuracy of the calculations of the Company's Statement of Investments.					

Athens, February 28th, 2024

The Certified Public Accountant



Alexandra V. Kostara SOEL Reg. No. 19981 Deloitte Certified Public Accountants S.A Fragoklisias 3a & Granikou Str. GR 151 25 Marousi Reg. No. SOEL: E120

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