

(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 at 31.12.2023)
		LAND	BUILDING						
1	Shares of "KYNOURIA KTIMITIKI 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 KTIMITIKI MONOPROSOPI ANONYMI ETAIREIA" (i.e. 512.318 shares), which had full ownership of the property below, with fair value of € 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.
TOTAL INVESTMENTS IN SECURITIES (B)		1.017,59	6.951,00	20.403.054		21.432.327	4,40%		

(C) CASH DEPOSITS				
A/A	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%
TOTAL CASH AND EQUIVALENTS (C)			17.534.642	3,60%

TOTAL INVESTMENTS (A + B + C)		487.206.969	100,00%
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(D) RECEIVABLES, OTHER ASSETS & LIABILITIES			
A/A	TYPE		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	351.828.051	
Total property value	448.240.000	392.350.000	304.528.500	
% Property value on Total Assets	89,13%	91,14%	86,56%	
Total Investments in Securities (acquisition cost)	20.403.054	0	12.281.052	
% Investments in securities on Total Assets	4,06%	0,00%	3,49%	
Total Cash & Equivalents	17.534.642	26.636.700	23.349.663	
% Cash & Equivalents on Total Assets	3,49%	6,19%	6,64%	
Total Receivables and Other Assets	16.754.911	11.499.558	11.668.836	
% Total Receivables and Other Assets on Total Assets	3,33%	2,67%	3,32%	

- NOTES:**
- The Company has the full ownership on all properties, that are included in above table (A).
 - 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.
 - The Company during 2023, purchased the properties numbered 49 & 50 of above Table (A).
 - 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.
 - 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 thousand, in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A."
 - The vacant areas of the Company's properties represent 9.3 % 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. 1, 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 31.12.2023, according to the requirements of Law 2778/1999.
 - 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.
 - The amounts are presented in euro, rounded to the nearest unit.

Athens, February 28th 2024		
THE CHAIRMAN OF THE BOARD OF DIRECTORS	THE VICE CHAIRMAN OF THE BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER	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"

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

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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.

Auditor's Responsibilities
We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (revised) "Agreed-Upon Procedures Engagements". An 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 come to our attention that would have been reported.

Professional ethics and quality management
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.

	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

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