



**Listed Vehicle**

---

**Value Added  
Strategy**

---

**Attractive Market**

---

**Pipeline Developed**

---

**Piraeus Bank  
Partnership**

---

**Consolidation  
Opportunity**

---

**Professional  
Management**

# TRASTOR REIC

September 2015

TRASTOR REIC

10, Stadiou Str. 4th Floor  
10564 Athens  
210 6910016

[info@trastor-reic.gr](mailto:info@trastor-reic.gr)

[www.trastor-reic.gr](http://www.trastor-reic.gr)



A Member of Piraeus Bank Group

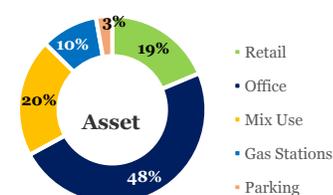
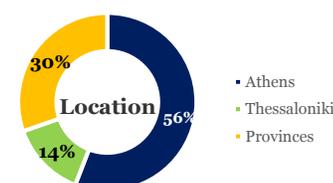
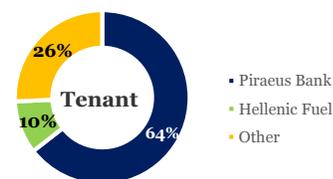


TRASTOR

## Overview

- Trastor, the first Real Estate Investment Company in Greece, operating under the provisions of Law 2778/1999, was incorporated in 2003 and listed in the Athens Stock Exchange in 2005
- Currently, Trastor owns and manages a diversified asset portfolio of 25 properties, comprising of commercial assets, gas stations, and land plots with a total GLA of 67,816 m2. Overall vacancy stands at 14.7%
- Piraeus Bank had a 33% stake in the company and in March 2015, through a debt-to-equity swap, became the largest shareholder in the company with a 71% share. Following a mandatory public offer, Piraeus Bank's shareholding increased to 90.5%
- Piraeus Bank is looking to divest at least a 33.0% of its stake in Trastor by year end. Therefore, the bank is looking to partner with a long term strategic investor who will first acquire from the bank a stake in the company and then invest new capital to grow the business
- The company is run by a management team with a strong investment management and real estate record and it has developed six main sources of deal flow for direct acquisitions and in-kind contributions totaling €1.5bn.
- Trastor is a tax efficient real estate platform and provides a unique opportunity to an institutional investor interested in entering the Greek real estate market in partnership with the largest bank in Greece.

### Income Breakdown By:



## TRASTOR at Glance

<b>25 Properties</b>	<b>67,816 sqm GLA</b>	<b>11.5% Overall Vacancy</b>
<b>71.0 €ml. Portfolio Fair Value</b>	<b>4.2 €ml. Gross Rental Income</b>	<b>6.0% Gross Income Yield</b>
<b>4.0 Years WALT</b>	<b>3.4 €ml. Cash</b>	<b>72.7 €ml. NAV</b>
<b>7.7 €ml. Debt</b>	<b>2.3 €ml. FFO</b>	<b>62.4% EBITDA Margin</b>

## Management Team

- The management team has more than 120 years combined investment management and real estate experience
- In-depth knowledge of the Greek real estate market and access to proprietary market information
- In-house Real Estate capabilities including deal sourcing, investment management, asset & property management

# Portfolio Summary

## Portfolio Snapshot

Properties	22
Land Plots	3
Occupancy	88.5%
Land Size	93,318
GLA	67,816

## Highlights

- ✓ Prime office portfolio
- ✓ Retail shops at established commercial areas
- ✓ Gas Stations at major highways
- ✓ High occupancy rates
- ✓ Reputable Greek and multinational tenants

## Office Portfolio



Piraeus Bank  
87, Sygrou  
Ave, Athens



Piraeus Bank  
25th Avgustou  
Str.,  
Heraklion,  
Crete



Piraeus Bank  
Kartali &  
Iasonos Str.,  
Volos



168, Kifisias  
Ave., Marousi,  
Athens



Piraeus Bank  
Mitropoleos  
& Katouni  
Str.,  
Thessaloniki

## Retail



Zara, Bershka, H&M, Odeon, Admiral, Flo Cafe,  
others  
Kosmopolis Centre, Et. Antistaseos & G.  
Papandreou Str., Komotini



Diafano,  
Ilektroniki  
36-40, Alimou  
Str., Athens



A.LAZOGLOU  
457, Petrou  
Ralli Str.,  
Nikaia, Athens



OPAP SA  
1-3, Falanthou  
Str., Athens

## Gas Stations



BP  
Glyfada,  
Athens



BP  
Patra



BP  
Ioannina



BP  
Corfu



BP  
Lamia

*This document is for informational purposes only. It is not intended as an offer or solicitation for the purchase or sale of any financial instrument or as an official confirmation of any transaction. All market prices, data and other information are not warranted as to completeness or accuracy and are subject to change without notice. This document may not be reproduced, distributed or published by any recipient hereof for any purpose.*

*The information in this document does not and cannot be taken to constitute, or form part of, any offer to sell or issue interests in the Company. In deciding whether to invest in the Company, prospective investors should read the entire Private Placement Memorandum, including the information about risks associated with an investment in the Company and the material terms of the Company's constituent documents. Although reasonable care has been taken to ensure that the facts and opinions given in this document are fair and accurate, no warranty, express or implied, is made as to the accuracy of the information contained in this document. TRASTOR has not taken any steps to ensure that investment in the Company is suitable for any particular investor. Each potential investor should consult with its independent financial advisor, lawyer or accountant as to legal, tax and related matters to which it may be subject under the laws of the country of residence or domicile concerning the acquisition, holding or disposition of any investment in the Company.*