

TRASTOR REAL ESTATE INVESTMENT COMPANY

"TRASTOR R.E.I.C."

HELLENIC CAPITAL MARKET COMMITTEE EDICT REFERENCED 5/266/14-03-2003

HEAD OFFICES: 5 Chimarras Street, GR-151 25, Maroussi

STATEMENT OF INVESTMENTS OF 31st DECEMBER 2018

The Statement of Investments has been translated from the original Investment Schedule 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	LEASE DETAILS
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		NET BOOK VALUE (1)	TAXABLE VALUE (2)	FAIR VALUE (3)	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
1	Five-storey mixed use building with underground parking area	1 Kartali & Iasonos Street - Volos	705,45	2.341,81	2.366.497	2.218.200	2.865.000	2,45%	Mixed Use	PIRAEUS BANK S.A. BRAIN LIMITED KARAGIANNIS IOANNIS & SIA O.E. KINATSIDIS IOANNIS MARKAS IOANNIS REAL FOUNDATION
2	Seven-storey office building with underground parking area	87 Syngrou Avenue - Athens	1.390,65	9.202,97	14.959.030	10.217.946	15.654.000	13,40%	Offices	PIRAEUS BANK S.A.
3	Three-storey mixed use building	13 Kolokotroni & Riga Fereou Street - Patra	424,00	954,19	3.952.969	1.444.830	2.820.000	2,41%	Mixed Use	PIRAEUS BANK S.A.
4	Three-storey mixed use building	62 25th Augoustou & Koroneou Street, Heraklion - Crete	249,26	974,92	1.628.246	1.629.602	2.264.000	1,94%	Mixed Use	PIRAEUS BANK S.A.
5	Three-storey mixed use building with basement	Mitropoleos & Katouni Street - Thessaloniki	482,79	1.719,26	2.164.242	2.612.213	4.734.000	4,05%	Mixed use	PIRAEUS BANK S.A. & CAFE BISTRO DOMENICO IKE
6	Gas station	National Road Athens-Thessaloniki Anthili interchange - Lamia	12.175,60	639,40	544.061	145.016	609.000	0,52%	Gas Station	HELLENIC FUELS S.A.
7	Gas station	National road Ioanninon-Konitsas, Passarona - Ioannina	7.167,07	192,41	565.135	46.912	473.000	0,40%	Gas Station	HELLENIC FUELS S.A.
8	Gas station	11 Athinon Str & Heiden, Volos - Magnisia	3.200,00	1.517,80	960.382	872.319	329.000	0,28%	Gas Station	HELLENIC FUELS S.A.
9	Gas station	National Road Chania-Kastelli, Kidonia - Crete	1.493,19	130,90	530.815	682.777	472.000	0,40%	Gas Station	HELLENIC FUELS S.A.
10	Gas station	National Road Kerkira-Palaiokastritsa, Tzavros - Corfu	2.490,75	180,43	389.340	842.140	573.000	0,49%	Gas Station	HELLENIC FUELS S.A.
11	Gas station	40 El. Venizelou Streer - Corfu	1.034,48	301,12	811.831	857.083	704.000	0,60%	Gas Station	HELLENIC FUELS S.A.
12	Gas station	Posidonos Ave & Panopis Street, Glyfada - Athens	525,72	908,60	775.347	870.384	572.000	0,49%	Gas Station	HELLENIC FUELS S.A.
13	Gas station	Stadiou & Kalis Panagias Street - Veria	2.099,26	215,65	692.822	618.872	441.000	0,38%	Gas Station	HELLENIC FUELS S.A.
14	Gas station	129 Korinthou str, Patra - Achaia	899,38	195,96	673.820	1.118.757	684.000	0,59%	Gas Station	HELLENIC FUELS S.A.
15	Gas station	National Road Agrinio - Arta, Agrinio - Aitolokarnania	3.533,18	246,84	202.826	300.216	253.000	0,22%	Gas Station	BEKA MARIA
16	Ground floor retail store	457 Petrou Ralli Street, Nikea - Athens	96,02	427,29	565.798	347.518	440.000	0,38%	Retail	ASIMAKIS LAZOGLOU & SONS
17	Four-level underground parking station	40 Ag. Konstantinou Street, Maroussi - Athens	1.733,00	16.285,00	4.318.842	4.172.926	3.119.000	2,67%	Parking Station	METRO S.A. HOLMES PLACE EAST MED BV CITYZEN S.A.
18	Retail and entertainment units including storage spaces in the basement in Kosmopolis Shopping centre	Kosmopolis Centre, Eth. Antistaseos & Papandreou Street - Komotini	13.993,57	11.414,79	17.022.222	5.893.415	10.567.000	9,04%	Retail	ODEON ENTERTAINMENT S.A. PRIME TIME - TOLOGKOS AXF STORES A.E. JYSK FLOCAFE STRADIVARIUS ZARA HELLAS A.E.E. BERSHKA H&M ALANELLIS ADMIRAL TSOMPANOGLLOU APOSTOLOS PETROVA PETYA
19	Four-storey mixed use building with underground parking spaces	168 Kifisias Avenue, Maroussi - Athens	1.344,32	5.529,19	7.717.936	4.594.300	5.116.000	4,38%	Mixed Use	QUEENSWAY S.A.
20	Ground floor retail unit with basement and mezzanine	1-3 Falanthou Street, Peristeri - Athens	172,44	283,67	630.477	304.726	271.000	0,23%	Retail	VIOMERIMNA IKE
21	Three-storey retail and offices property with underground parking spaces	269 Kifisias Avenue, Kifissia - Athens	684,24	1.343,88	2.634.182	2.535.609	3.037.000	2,60%	Mixed Use	PIRAEUS BANK S.A. PLAKAS S.A. NN GREECE S.A. FILIPPOS MANISKY & SIA E.E.
22	Ground floor retail unit with basement and underground parking spaces	207 Patision Street - Athens	181,25	456,00	1.110.140	659.123	1.007.000	0,86%	Retail	EUROBANK ERGASIAS
23	Three office floors	1 Filellinon & Othonos Street - Athens	157,18	1.119,93	2.883.084	2.680.940	3.650.000	3,12%	Offices	SPECIAL FINANCIAL SOLUTIONS S.A.
24	Ground floor retail store with basement	9 Kassaveti Street, Kifissia - Athens	135,00	251,91	1.417.905	1.297.063	1.800.000	1,54%	Retail	ANCHO LIMITED
25	Ground floor retail store with mezzanine	1 Kolokotroni Street, Kifissia - Athens	90,56	101,85	729.575	687.610	808.000	0,69%	Retail	D.GAVALAKIS & M.GAVALAKIS O.E.
26	Ground floor retail store with basement	28 Andrea Papandreou Street, Chalandri - Athens	183,87	320,43	788.472	612.156	886.000	0,76%	Retail	HSBC BANK PLC
27	Eight-storey retail store with basement	64 Tsimiski Street - Thessaloniki	302,20	2.322,74	8.640.869	4.749.576	9.370.000	8,02%	Retail	PULL AND BEAR S.A.
28	Three-storey office building with underground parking spaces	3, Aghiou Andrea Street, Aghia Paraskevi - Athens	1.289,67	1.992,72	2.122.162	1.416.432	2.185.000	1,87%	Offices	ARCHIRODON N.V.
29	Two-storey retail property with underground parking spaces	36-40 Alimou Street, Alimos - Athens	3.919,73	7.353,33	12.334.563	7.240.879	5.006.000	4,28%	Retail	DIAFANO S.A.. JOHNSON HEALTH TECH HELLAS S.A.
30	Three-storey office building with underground parking spaces	49 Agiou Konstantinou & Grammou, Maroussi - Athens	3.213,19	3.789,42	6.563.775	5.899.016	7.257.000	6,21%	Offices	PROCTER & GAMBLE HELLAS DECA S.A. REGENCY ENTERTAINMENT
31	Ground floor retail store with mezzanine and storage	53 Skalidi & Manousogiannakidon, Chania - Crete	466,25	700,20	1.310.523	1.491.902	1.419.000	1,21%	Retail	PIRAEUS BANK S.A. PINK WOMAN S.A.
32	Ground floor retail store with mezzanine	16-18 Ermou - Athens	8,47	109,62	2.584.879	1.137.031	3.175.000	2,72%	Retail	YAMA HELLAS S.A.
33	Four-storey office and retail building with underground parking spaces	Mesogeion 515, Ag. Paraskevi - Athens	2.102,62	4.692,36	4.289.154	3.854.843	4.410.000	3,77%	Mixed use	ARCHIRODON N.V. CASA DI PATSA S.A. ALSTOM TRANSPORT A.E.
34	Office floor with underground parking spaces	Theofanous 4 - Athens	293,39	1.114,20	1.980.012	1.023.108	2.296.000	1,97%	Offices	TZILALIS VASILIOS MOUZAKIOTI HELEN
35	Office floor in a seven-storey office building	109-111 Mesogeion - Athens	119,73	781,67	975.491	797.772	1.304.000	1,12%	Offices	TERNA S.A.
36	Office building with underground parking spaces	270 Kifisias Ave, Chalandri - Athens	851,83	1.608,93	2.129.710	2.018.640	2.377.000	2,03%	Offices	PWC BUSINESS SOLUTIONS S.A.
37	Ground floor retail store	24, Voukourestiou & Valaoritou Street - Athens	41,46	138,00	2.521.680	860.656	3.048.000	2,61%	Retail	IMAMOGLOU O.E.
38	Three-storey retail and offices property with underground parking spaces	278 Kifisias Ave, Chalandri - Athens	1.117,00	3.923,72	4.054.409	5.521.883	4.098.000	3,51%	Mixed use	AUTOMOTIVO S.A.
39	Four-storey retail and offices property with underground parking spaces	194 Kifisias Ave, Chalandri - Athens	493,00	1.588,20	1.606.349	2.099.931	1.988.000	1,70%	Mixed use	CRIFE S.A. MILLTOWN DEVELOPMENT M.IKE
40	Ground floor retail store	6 Panagitsas, Kifissia - Athens	90,98	90,35	1.081.564	350.700	1.113.000	0,95%	Retail	MPALTZAKIS IOANNIS LIMITED
INVESTMENT PROPERTIES TOTAL			70.951,75	87.461,66	123.231.137	86.725.019	113.194.000	96,88%		
41	Land Plot with a Building	National Road Athens-Thessaloniki, Aidini, Aghialos	3.454,90	116,60	50.492	24.486	14.000	0,01%		
42	Land Plot with a Building	National Road Athens-Thessaloniki, Ramna, Almiros	4.728,77	209,21	81.157	36.612	22.000	0,02%	Land Plot	Not leased
43	Land Plot with two Buildings	275th km of National Road Athens-Thessaloniki, Sourpi	8.564,21	241,20	77.063	42.210	21.000	0,02%		
LAND PLOTS TOTAL			16.747,88	567,01	208.711	103.308	57.000	0,05%		
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			87.699,63	88.028,67	123.439.848	86.828.327	113.251.000	96,93%		

(B) CASH DEPOSITS

A/A	TYPE OF DEPOSITS	BALANCE	% OF TOTAL INVESTMENTS
1	Cash	84,72	0,00%
2	Demand Deposits (including DSRA)	3.586.458,25	3,07%
TOTAL DEPOSITS (B)		3.586.542,97	3,07%
TOTAL INVESTMENTS (A + B)		116.837.542,97	100,00%

(C) RECEIVABLES & LIABILITIES

A/A	TYPE	BALANCE
1	Receivables	565.877,55
2	Liabilities	34.722.430,07

(D) TOTAL ASSETS % ANALYSIS

	31/12/2018	31/12/2017	31/12/2016
Total Assets (as per Statement of Financial Position according to IFRS)	117.485.356,35	85.978.463,95	61.336.843,91
Total property value	113.251.000,00	79.497.000,00	55.114.000,00
% Property value on Total Assets	96,40%	92,46%	89,85%
Investments in securities	0,00	0,00	0,00
% Investments in securities on Total Assets	0,00%	0,00%	0,00%
Total Cash & Equivalents	3.586.542,97	5.761.596,00	4.621.330,09
% Cash & Equivalents on Total Assets	3,05%	6,70%	7,53%

NOTES:

- The Company has the full ownership on all properties, except from property No 2 on 87, Syngrou Ave, where the Company has 50% ownership indiviso and from property No 30 on 49, Agiou Konstantinou, where the Company has 80% ownership indiviso.
- During 2018, the Company acquired the properties numbered 30 to 40 as well as the 3rd floor of the property No 23, with total acquisition value of € 30.081 ths.
- There is a total property lien of € 63.000 ths on the properties numbered 1, 2, 3, 4, 16 and 18 up to 30 in favor of Piraeus Bank.
- The fair value of properties (column 3) refers to the values estimated at 31/12/2018 by CBRE according to the requirements of Law 2778/1999.
- The non-leased areas of the Company's properties represent 5.6% 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.
- 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.

ATHENS, February 1st 2019

THE CHAIRMAN OF THE BOARD OF
DIRECTORS & CHIEF EXECUTIVE OFFICERTHE VICE CHAIRMAN OF THE BOARD OF
DIRECTORS

THE CHIEF ACCOUNTANT

TASSOS KAZINOS
IDENTITY CARD NO. 669747GEORGE TINGIS
IDENTITY CARD NO. 748181IOANNIS LETSIOS
IDENTITY CARD NO. AN162296**Report of factual findings in connection with the "Statement of Investments as of December 31, 2018" 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 16, 2018, 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, 2018" (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, 2018.
- 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, 2018.
- 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, 2018.
- We examined whether the calculations in the "Statement of Investments" as of December 31, 2018 are arithmetically accurate.

Findings

Our findings are as follows:

- 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.
- 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.
- 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, 2018.
- 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, 2018.
- 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, 2018.
- The calculations in the "Statement of Investments" as of December 31, 2018 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 financial statements for the year ended December 31, 2018, for which we will issue a separate Audit Report.

Athens, February 4, 2019

The Certified Auditor Accountant

ANDREAS HADJIDAMIANOU

SOEL reg. no 61391

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