

PRESS RELEASE

Trastor REIC returning to profitability with reported net profit of €2,738 thous. for 2018

Trastor REIC (the “Company”), announces that the Company’s net profit amounted to €2,738 thous. compared to net profit of €3 thous. in 2017. Trastor’s profit before tax amounted to €3,490 thous., compared with €605 thous. in the previous year.

As of December 31st, 2018, the Company’s portfolio comprised of 43 properties (mainly in the retail and office sector), with a total leasable area of approximately 88 thous. sq.m. The fair value of the Company’s investment properties was €113,251 thous. compared to a fair value of €79,497 thous. as of December 31st, 2017.

The Company’s key metrics for 2018 compared with the previous year are as follows:

1. Rental income amounted to €5,578 thous. compared to €4,169 thous., an increase of 33.79%, mainly due to rent received from new investments made in 2018
2. In 2018 the Company acquired 13 investment properties and reported fair value gains of €3,255 thous., compared to fair value gains of €269 thous. in the previous year
3. Financial expenses amounted to €1,026 thous. compared with €295 thous. in 2017
4. Tax on investments and cash, amounted to €753 thous. compared with €602 thous. in 2017, an increase of 25.04%
5. As of December 31st, 2018, the Company’s cash and cash equivalents amounted to €3,587 thous. compared with €5,762 thous. as of December 31st, 2017, while outstanding loans amounted to €33,216 thous. compared to €5,061 thous. as of December 31st, 2017

As of December 31st, 2018, the Company’s NAV was €82,645 thous. or €1.024 per share

The basic ratios of the Company are as follows:

- Current ratio (Short term assets to short term liabilities): 1.8:1
- Leverage Ratio (Total Debt to Equity & loan debt): 28.8%
- LTV (Loans to Value of Property Investments): 29.3%
- FFO (Funds from Operation): €583 thous.
- Adjusted EBITDA: €1.335 thous.

Athens, March 4th, 2019

The financial information for the year ended December 31st, 2018 is available on the website of the Company:

www.trastor.gr