

(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 of 31.12.2019)
		LAND	BUILDING						
1	Shares of "BS94 S.A."			11.186.995	183,27	11.186.995	5,69%	As at 31.12.2019, TRASTOR R.E.I.C. held 100% of the share capital of "BS94 S.A." (i.e. 61.041 shares), which had full ownership of the property below, with fair value of € 20.369.000 based on the valuation report from CBRE Axies S.A..	
	Seven-storey office building with basements on 94 Vasilissis Sofias, Athens, Attica	1.111,90	5.329,58					Offices	PIRAEUS BANK S.A.
2	Shares of "AGK47 S.A."			3.029.764	72,73	3.029.764	1,54%	As at 31.12.2019, TRASTOR R.E.I.C. held 100% of the share capital of "AGK47 S.A." (i.e. 41.660 shares), which had full ownership of the property below, with fair value of € 6.274.000 based on the valuation report from CBRE Axies S.A..	
	Four-storey office and retail building with underground spaces on 47 Ag. Konstantinou Street, Maroussi, Attica	960,84	3.265,08					Mixed use	LOLA THINK DIGITAL TTS TELECOM VOICE WEB ARISTON MAXIMA SHIPPING
3	Shares of "KOUKOUNARIES S.A."			1.640.884	23,70	1.640.884	0,84%	As at 31.12.2019, TRASTOR R.E.I.C. held 100% of the share capital of "Koukounaries S.A." (i.e. 69.230 shares), which had full ownership of the property below, with fair value of € 4.784.000 based on the valuation report from CBRE Axies S.A..	
	Two-storey office building with basements on 7 Taki Kavalieratou Street, Kifissia, Attica	4.880,70	8.143,61					Offices	EMD GLOBAL CLEAN RECKITT BENKISER HELLAS S.A. ALPHA TRUST A.E.D.A.KK. SEB GROUP HELLAS S.A. AEGEK CON & S.A. EL CAFÉ AKTOR ATE AKTOR CONS GEORGIOULIS & MANOS LIMITED
4	Shares of "MANTECOL S.A."			452.281	24,55	452.281	0,23%	As at 31.12.2019, TRASTOR R.E.I.C. held 100% of the share capital of "Mantecol S.A." (i.e. 18.426 shares), which had full ownership of the property below, with fair value of € 1.156.000 based on the valuation report from CBRE Axies S.A..	
	Two-storey office building with basements on 2 Crete & 12 Gravias Streets, Elliniko, Attica	520,00	1.020,35					Offices	ISI HELLAS S.A.
TOTAL INVESTMENTS IN SECURITIES (B)		7.473,44	17.758,62	16.309.924	304,24	16.309.924	8,30%		

(C) CASH DEPOSITS				
A/A	TYPE OF DEPOSITS	BALANCE	% OF TOTAL INVESTMENTS	
1	Cash	388	0,00%	
2	Demand Deposits (including DSRA)	12.033.459	6,12%	
TOTAL DEPOSITS (C)		12.033.847	6,13%	

TOTAL INVESTMENTS (A + B + C)	196.466.771	100,00%
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(D) RECEIVABLES, MISCELLANEOUS ASSETS & LIABILITIES		
A/A	TYPE	BALANCE
1	Receivables	1.214.781
2	Advance payments for the purchase of property investments	3.500.000
3	Other receivables	497.460
4	Liabilities	84.813.740

(E) TOTAL ASSETS % ANALYSIS			
	31.12.2019	31.12.2018	31.12.2017
Total Assets according to IFRS	201.679.013	117.471.228	85.978.464
Total property value	168.123.000	113.251.000	79.497.000
% Property value on Total Assets	83,36%	96,41%	92,46%
Total Investments in securities	16.309.924	0	0
% Investments in securities on Total Assets	8,09%	0,00%	0,00%
Total Cash & Equivalents	12.033.847	3.586.543	5.761.596
% Cash & Equivalents on Total Assets	5,97%	3,05%	6,70%
Total Receivables and Miscellaneous Assets	5.212.242	633.685	719.868
% Total Receivables and Miscellaneous Assets on Total Assets	2,58%	0,54%	0,84%

- NOTES:**
- The Company has the full ownership on all properties.
 - The Company during 2019, invested € 48.109 thousand in total, with the acquisition of the 2nd floor of the property No 23 for € 693 thousand, and the properties numbered 40 to 51 for € 47.416 thousand, of Table (A).
 - The Company invested € 16.310 thousand, with the acquisition on 07.05.2019 of all the shares of the companies of the Table (B), numbered 1 to 4, which as at 31.12.2019 had the full ownership of properties with total fair value € 32.583 thousand. These companies have the sole purpose to invest in real estate and all of their capital is invested in properties indicated at the first paragraph of article 22, of Law 2778/1999.
 - As at 31.12.2019 there is a total property lien of € 120.400 thousand, on the properties numbered 1 up to 5, 7 up to 42 and 46 in favor of Piraeus Bank and Eurobank Ergasias.
 - The fair value of properties (column 3) refers to the values estimated at 31.12.2019 by CBRE according to the requirements of Law 2778/1999.
 - The non-leased areas of the Company's properties represent 4.9% 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, which is 50% and 80% indiviso respectively.
 - "Current Value of Securities" indicates "Acquisition Cost of Securities" minus impairments.
 - 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.
 - The amounts are presented in euro, rounded to the nearest unit.

THE CHAIRMAN OF THE BOARD OF DIRECTORS

LAMBROS PAPADOPOULOS
IDENTITY CARD NO. 700587

ATHENS, February 13th 2020

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

TASSOS KAZINOS

THE CHIEF ACCOUNTANT

IOANNIS LETSIOS
IDENTITY CARD NO. AN162296



Report of factual findings in connection with the "Statement of Investments as of December 31, 2019" 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 August 26, 2019, 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, 2019" (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, 2019.
- 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, 2019.
- We traced the information that is included in Company's "Statement of Investments" in section B "Investments in shares of companies with exclusive purpose of investing in real estate properties (non-listed shares)", columns "Acquisition cost of securities" and "Current value of securities", with the unaudited accounting records of the Company for the year ended December 31, 2019.
- 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, 2019.
- We examined whether the calculations in the "Statement of Investments" as of December 31, 2019 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, 2019.
- 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, 2019.
- The information that is included in the Company's "Statement of Investments" in section B "Investments in shares of companies with exclusive purpose of investing in real estate properties (non-listed shares)", columns "Acquisition cost of securities" and "Current value of securities", is traced and agreed with the unaudited accounting records of the Company for the year ended December 31, 2019.
- 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, 2019.
- The calculations in the "Statement of Investments" as of December 31, 2019 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, 2019, for which we will issue a separate Audit Report.

Athens, February 14, 2020
THE CERTIFIED AUDITOR ACCOUNTANT

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