

**PRESS RELEASE**

**KEY FINANCIAL INFORMATION FOR 3RD Q OF 2021**

(According to the Hellenic Capital Market Commission letter dated November 09th, 2021)

Following the respective communication from the Hellenic Capital Market Commission regarding the publication of key financial information, based on unaudited consolidated financial data of Trastor R.E.I.C. (herein the “Group”) during the 3rd quarter of 2021 and the developments on its operations, the following financial information is announced.

For the Q3 period of 2021, the Group achieved an increase of 16% in rental revenue which amounted to €4.5 million compared to €3.9 million for the corresponding period of 2020. Earnings before interest and taxes (EBIT) increased by 57% for the Q3 2021 period, which amounted to €4.2 million compared to €2.7 million for the corresponding period of 2020. Earnings before interest, taxes, depreciation, and amortization (EBITDA) increased by 55% during the Q3 period of 2021, which amounted to €4.3 million compared to €2.7 million for the corresponding period of 2020. Earnings before interest, taxes, depreciation, amortization, fair value adjustment of investments, profit from disposal of investment property, and provision for asset impairment (Adjusted EBITDA), increased by 30% during the Q3 period of 2021, and amounted to €3.6 million compared to €2.7 million for the corresponding period of 2020.

For the 9-month period of 2021, the Group achieved a significant increase of 31% in rental revenue which amounted to €12.6 million compared to €9.6 million for the corresponding period of 2020. Earnings before interest and taxes (EBIT) increased by 106% for the 9-month period of 2021, which amounted to €16.3 million compared to €7.9 million for the corresponding period of 2020. Earnings before interest, taxes, depreciation, and amortization (EBITDA) increased by 104% during the 9-month period of 2021, which amounted to €16.5 million compared to €8.1 million for the corresponding period of 2020. Earnings before interest, taxes, depreciation, amortization, fair value adjustment of investments, profit from disposal of investment property, and provision for asset impairment (Adjusted EBITDA), increased by 72% during the 9 months of 2021, and amounted to €7.7 million compared to €4.5 million for the corresponding period of 2020.

As of September 30th, 2021, Trastor’s portfolio comprised of 59 high-profile properties strategically located throughout Greece, with total value of €313.5 million (including the fair value gains as of June 30th, 2021), compared to December 31st, 2020, where the corresponding value was at €301.6 million.

Trastor’s key financial information is summarized as follows:

**A) Information on Statement of Comprehensive Income**

**A.1. Q3 2021 period compared to the same period in 2020**

(Amounts in € thousands)	Q3 2021	Q3 2020
Rental Income	4,479	3,873
Earnings Before Interest & Taxes (EBIT)	4,235	2,701
Earnings Before Interest, Taxes, Depreciation & Amortization (EBITDA)	4,271	2,750
Adjusted EBITDA	3,572	2,750

The above financial profitability figures for Q3 of both 2021 and 2020, are improved compared to the respective published H1 figures, mainly due to the H1 figures being burdened by the full year property tax (ENFIA).

#### **A.2. 9-month period 2021 compared to the same period in 2020**

(Amounts in € thousands)	9-month period of 2021	9-month period of 2020
Rental Income	12,554	9,556
Earnings Before Interest & Taxes (EBIT)	16,333	7,943
Earnings Before Interest, Taxes, Depreciation & Amortization (EBITDA)	16,475	8,086
Adjusted EBITDA	7,681	4,471

#### **B) Key Information on Statement of Financial Position**

The most significant changes in the Statement of Financial Position, which took place during the 3rd quarter of 2020, relate mainly to the Group's loans.

The Group's bank loans, increased by €10.1 million during Q3 of 2021, in comparison with the last published financial statements of H1 2021, mainly due to the drawdown of €11.0 million from the Bond Loan of total value of €84,3 million, issued by Piraeus Bank S.A that was signed on November 11th, 2020.

The Loan to Value (LTV) ratio as of September 30th, 2021, was at 55%, while the LTV ratio as of June 30th, 2021, was 52%.

Some key financial information regarding the Group's Financial Position on September 30th, 2021, is depicted in the table below:

(Amounts in € thousands)	30.09.2021	31.12.2020
Investment Properties	313,477	301,563
Cash and cash Equivalents	30,874	17,565
Total Assets	350,534	321,735
Total Equity	169,544	159,145
Total Debt	173,193	156,048

#### **C) Effects from Covid-19 and from the energy crisis**

Since the beginning of 2021 until the end of July 2021, the Covid-19 pandemic continued to affect the Group's financial performance and in particular its rental income from investment properties, due to the measures which continue to be taken by the Greek Government to address the health and economic effects of the pandemic in our country. More specifically, based on respective Legislative Acts, commercial property leases with specific company activity codes (KAD) were being exempted from the obligation to pay 40% of their total rent.

The application of such Legislative Acts resulted in a reduction of Groups' rental income by €1,485,243 during the first 6-month period of 2021, or 16% of total rental income for this period and another €15,000 during Q3 2020. On a cumulative 9-month basis for 2021, the reduction in rental income amounted to €1,500,243, or 12% of total rental income for this period.

Although the legal provisions for the payment of reduced rent are not applicable from August 2021, the Group continues to closely monitor any possible developments for the adoption of new government measures regarding rent reductions, to be able to take immediate action and address the economic impact that may be formed.

The energy crisis has not had a significant impact on the Group's results.

Athens, November 25th, 2021