

TRASTOR REAL ESTATE INVESTMENT COMPANY										
"TRASTOR R.E.I.C."										
HELLENIC CAPITAL MARKET COMMISSION LICENCE NUMBER 5/266/14-03-2003										
HEAD OFFICES: 5-7 Chimarras Street, GR-151 25, Maroussi										
STATEMENT OF INVESTMENTS OF 31st DECEMBER 2022										
(According to article 25 of L. 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)										
The Statement of Investments has been translated from the original Statement of Investments 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	TENANTS (active as at 31.12.2022)
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
1	Five-storey mixed use building with underground parking area	66-70 Iasonos Street & 1 Kartali, Volos, Magnesia	705.45	2,341.81	2,395,497	2,412,527	2,639,000	0.63%	Mixed Use	PIRAEUS BANK S.A. BRAIN LIMITED LTD KARAGIANNIS IOANNIS & SIA O.E. FRAGKAKIS CHRISTOS MARKAS IOANNIS WEALTH FINANCIAL SERVICES S.A. DOGKAKIS ANDREAS
2	Nine-storey office building with underground parking area	87 Syngrou Avenue, Athens, Attica	1,390.65	9,202.97	14,959,030	12,159,988	15,432,000	3.68%	Office	PIRAEUS BANK S.A.
3	Three-storey mixed use building	13 Kolokotroni & Riga Fereou Street, Patra, Achaea	424.00	954.19	3,953,769	1,568,550	2,042,000	0.49%	Mixed Use	VACANT
4	Four-storey mixed use building with basement	62 25th Augoustou & Koroneou Street, Heraklion - Crete, Heraklion	249.26	974.92	1,628,246	1,996,959	2,433,000	0.58%	Mixed Use	PIRAEUS BANK S.A.
5	Four-storey mixed use building with basement	12-14 Katouni Street & 1 Mitropoleos, Thessaloniki, Thessaloniki	482.79	1,719.26	2,168,962	1,912,624	3,714,000	0.89%	Mixed use	CAFE BISTRO DOMENICO P.C.
6	Gas station	National Road Athens-Thessaloniki Anthili interchange, Lamia, Phthiotis	7,495.82	639.40	544,061	272,862	31,000	0.01%	Gas Station	VACANT
7	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3,200.00	1,517.80	960,382	717,278	377,000	0.09%	Gas Station	HELLENIC FUELS S.A.
8	Gas station	National Road Chania-Kastelli, Kidonia, Chania	1,560.19	130.90	530,815	169,646	508,000	0.12%	Gas Station	HELLENIC FUELS S.A.
9	Ground floor retail store	457 Petrou Ralli Street, Nikea, Attica	96.02	421.04	565,798	534,798	510,000	0.12%	Retail	ASIMAKIS LAZOGLOU & SONS
10	Underground parking station in "Ethrio" shopping center	40 Ag. Konstantinou, Sfaktirias, Sina & Dionysou Streets, Maroussi, Attica	1,733.00	16,285.00	4,318,842	12,593,658	3,350,000	0.80%	Parking Station	METRO S.A. HOLMES PLACE EAST MED BV CITYZEN PARKING & SERVICES S.A.
11	Retail and entertainment centre in "Kosmopolis Park"	Kosmopolis Centre, Eth. Antistaseos & Papandreou Street, Komotini, Rhodope	13,993.57	11,414.79	17,174,185	6,379,512	9,628,000	2.30%	Shopping Center	I. TOLOGKOS & SIA E.E. AXF STORES S.A. JYSK S.A. ITX HELLAS SINGLE PERSON S.A. H&M S.A. ALANELLIS EYSTRATIOS ADMIRAL SINGLE PERSON LTD PETROVA PETYA KAISA LEMONIA & SIA E.E. IMAGE P.C. LC WAIKIKI SINGLE PERSON LTD
12	Five-storey mixed use building with underground parking spaces	168 Kifisias Avenue & Sofokleous, Maroussi, Attica	1,344.32	5,529.19	7,717,936	6,552,483	6,963,000	1.66%	Mixed Use	NRG SUPPLY AND TRADING S.A.
13	Three-storey retail and offices property with underground parking spaces	269 Kifisias Avenue & Mitropolitou Iakovou, Kifissia, Attica	684.24	1,343.88	2,634,182	2,633,980	2,775,000	0.66%	Mixed Use	KENTRO TEXNON PLAKAS S.A. FUNKMARTINI SINGLE PERSON LTD STYLAS EMMANOUIL N.D. DAVRADOS P.C.
14	Ground floor retail store with basement and underground parking spaces	207 Patision Street & Skalistiri, Athens, Attica	181.25	456.00	1,110,140	937,865	755,000	0.18%	Retail	VACANT
15	Office floors	1 Filellinon & Othonos Street, Athens, Attica	210.49	1,492.71	4,253,160	7,260,332	7,068,000	1.69%	Office	SPECIAL FINANCIAL SOLUTIONS S.A. ALANTRA CORPORATE S.A. OLIVER WYMAN LTD HF HELLENIC FINANCE SINGLE PERSON S.A.
16	Ground floor retail store with basement	9 Kassaveti Street, Kifissia, Attica	135.00	251.91	1,417,905	1,580,598	2,189,000	0.52%	Retail	ANCHO MEXICAN GRILL LTD
17	Nine-storey retail store with basement	64 Tsimiski Street, Thessaloniki, Thessaloniki	302.20	2,322.74	8,657,769	6,033,214	9,625,000	2.30%	Retail	ITX HELLAS SINGLE PERSON S.A.
18	Two-storey retail property with underground parking spaces	36-38-40 Alimou Street & 9 Ioniou, Alimos, Attica	3,919.73	7,353.33	12,334,563	9,447,724	5,329,000	1.27%	Retail	DIAFANO SINGLE PERSON S.A. PRENATAL S.A.
19	Four-storey office building with underground parking spaces	49 Agiou Konstantinou, Maroussi, Attica	3,807.00	4,736.78	8,937,950	8,278,960	12,368,000	2.95%	Office	PROCTER & GAMBLE HELLAS SINGLE PERSON LTD DECA S.A. REGENCY ENTERTAINMENT S.A.
20	Ground floor retail store with mezzanine	16-18 Ermou, Athens, Attica	8.47	109.62	2,584,879	1,964,581	3,877,000	0.93%	Retail	YAMA HELLAS S.A.
21	Five-storey office and retail building with underground parking spaces	Mesogeion 515, Ag. Paraskevi, Attica	2,102.62	4,692.36	4,289,154	5,042,030	5,697,000	1.36%	Mixed Use	CASA DI PATSI S.A. ALSTOM TRANSPORT HELLAS S.A. HYDRUS ENGINEERING S.A.
22	Ground floor retail store with basement	24, Voukourestiou, Athens, Attica	41.46	138.00	2,521,680	1,902,670	3,942,000	0.94%	Retail	IMAMOGLOU P.C.
23	Ground floor retail store	6 Panagitsas, Kifissia, Attica	151.30	90.35	1,081,564	375,856	1,117,000	0.27%	Retail	MPALTZAKIS IOANNIS SINGLE PERSON LTD
24	Ground floor retail store with basement	4 Valaoritou Street & 24 Voukourestiou, Athens, Attica	30.49	227.15	6,109,994	3,883,877	6,783,000	1.62%	Retail	ZEGNA ATTICA S.A.
25	Seven-storey office building with basement	4 Gravas Street, Maroussi, Attica	1,749.29	2,878.12	5,728,103	4,074,128	7,374,000	1.76%	Office	HELLENIQ ENERGY HOLDINGS S.A.
26	Seven-storey office building with basement	4 Gravas Street & Granikou, Maroussi, Attica	1,956.83	3,386.57	6,467,153	4,773,116	8,211,000	1.96%	Office	ENEL GREEN POWER HELLAS S.A. AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION ENERGEIAKI ARBANIKOY LTD
27	Five-storey office building with basement	Gravas Street, 3 & Granikou, Maroussi, Attica	1,632.46	3,274.80	4,573,748	3,219,747	7,141,000	1.70%	Office	AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION
28	Four-storey offices property with underground parking spaces	6 Patroklou Street & Gkyzi, Maroussi, Attica	980.58	2,467.38	3,533,344	2,685,906	6,378,000	1.52%	Office	MYTILINEOS S.A.
29	Two-storey offices property with underground parking spaces	2 Propodidos Street & Attiki Odos, Vrilissia, Attica	1,787.20	4,003.22	5,881,520	3,558,919	6,549,000	1.56%	Office	BRISTOL - MYERS SQUIBB S.A.
30	Three-storey retail and offices property with underground parking spaces	23 Vouliagmenis Avenue & Tzavella, Glyfada, Attica	777.79	1,248.83	1,786,072	2,176,402	2,136,000	0.51%	Mixed Use	KAPENTA S.A. OCEANOS SHIPPING ENTERPRISES LTD COCKETT MARINE OIL HELLAS SINGLE MEMBER P.C.
31	Logistics center property	Melissia, Aspropyrgos, Attica	13,758.57	5,702.38	3,102,367	2,505,599	4,185,000	1.00%	Logistics	SYNERGY IN SUPPLY S.A.
32	Ground floor retail store with basement	19 Labraki & Metaxa Streets, Glyfada, Attica	214.86	550.30	5,680,636	3,602,306	6,169,000	1.47%	Retail	KALOGIROU S.A.
33	Ground floor retail store with basement	16 Labraki & Metaxa Streets,Glyfada, Attica	49.42	207.00	1,924,030	877,133	2,651,000	0.63%	Retail	FOLLI FOLLIE S.A.
34	Office floor in an office building complex with underground parking spaces	49 Kifisias Avenue & Ziridi Street, Maroussi, Attica	1,184.06	1,244.00	2,292,693	1,902,903	3,464,000	0.83%	Office	HUAWEI TECHNOLOGIES S.A.
35	Ground floor retail store	6 Panagitsas, Kifissia, Attica	201.48	100.04	1,020,677	416,166	1,180,000	0.28%	Retail	MENTHEMODE SINGLE PERSON P.C.
36	Nine-storey office building with basement	94 Vasilissis Sofias Avenue & 1 Kerasountos, Athens, Attica	1,111.90	5,329.58	17,218,651	14,055,488	22,876,000	5.46%	Office	PIRAEUS BANK S.A.
37	Four-storey retail and offices property with basement	47 Agiou Konstantinou Street, Marousi, Attica	960.84	3,265.08	5,197,987	4,594,190	7,150,000	1.71%	Mixed Use	LOLA S.A. TTS TELECOM SINGLE PERSON LTD P ENERGY S.A. MALIOTAKIS - TASOPOULOU PHARMACY O.E.
38	Three-storey office building with basement	7 Taki Kavalieratou Street, Kifissia, Attica	4,880.70	8,262.79	4,340,609	5,043,028	6,153,000	1.47%	Office	RECKITT BENKISED HELLAS S.A. THINK DIGITAL SINGLE PERSON S.A. FORESTVIEW SINGLE PERSON LTD SEB GROUP HELLAS S.A. AEGEK S.A. AEGEK CONSTRUCTING S.A. EL CAFE S.A. AKTOR CONS. S.A. PLAN KAPPA P.C. SSQ S.A.
39	Five-storey office building with basement	2 Kritis Street & 12 Gravas, Argyroupoli, Attica	520.00	1,020.35	960,122	1,656,857	1,187,000	0.28%	Office	VACANT
40	Two-storey logistics center property	Magoula, Aspropyrgos, Attica	6,797.32	4,948.01	1,160,720	1,936,537	1,702,000	0.41%	Logistics	D.I.A.S. S.A.
41	Six-storey office building with basement	57 Agiou Konstantinou Street, Marousi, Attica	1,094.71	3,711.25	6,464,444	3,691,654	6,773,000	1.62%	Office	OTE S.A.
42	Five-storey offices property with underground parking spaces	29 Amarousiou Chalandriou, Marousi, Attica	2,440.49	4,356.77	7,241,582	5,120,078	8,095,000	1.93%	Office	AVAX S.A.
43	Five-storey offices property with underground parking spaces	16 Amarousiou Chalandriou, Marousi, Attica	6,201.59	21,412.29	26,954,784	16,182,167	32,962,000	7.87%	Office	AVAX S.A.
44	Seven-storey offices property with underground parking spaces	184 Michalakopoulou & Rapsanis, Athens, Attica	1,233.00	5,748.69	17,209,321	6,057,275	17,090,000	4.08%	Office	PIRAEUS BANK S.A. COSMOTE SINGLE PERSON S.A.
45	Two-storey logistics center property	Dyo Pefka, Aspropyrgos, Attica	22,760.00	11,633.51	6,960,684	2,190,379	8,589,000	2.05%	Logistics	SYNERGY IN SUPPLY S.A.
46	Four-storey office building	Chimarras 9 & Amarousiou Chalandriou, Marousi	1,023.14	1,900.64	2,428,474	1,850,357	3,154,000	0.75%	Office	VACANT
47	Two three-storey office buildings	18-20 Sorou & Amarousiou Chalandriou, Marousi, Attica	6,506.91	14,668.91	27,374,096	12,043,275	27,652,000	6.60%	Office	BAYER HELLAS S.A. FOURLIS HOLDINGS S.A.
48	Three logistics center buildings	Roupaki, Aspropyrgos, Attica	78,650.50	32,092.91	20,079,336	17,900,003	27,019,000	6.45%	Logistics	SEAGULL SINGLE PERSON S.A.
49	Logistics center property with basement	Roupaki, Aspropyrgos, Attica	11,340.50	5,261.34	2,769,851	2,383,567	3,604,000	0.86%	Logistics	SEAGULL SINGLE PERSON S.A.
50	Logistics center property	Schinezta, Aspropyrgos, Attica	21,362.29	9,093.37	6,259,518	3,116,179	6,501,000	1.55%	Logistics	BSH S.A.
51	Logistics center property	Rikia, Aspropyrgos, Attica	29,594.23	8,614.14	6,921,092	2,991,605	7,006,000	1.67%	Logistics	BMW HELLAS S.A.
INVESTMENT PROPERTIES TOTAL (A1)			265,019.97	240,728.37	314,382,080	227,217,537	352,103,000	84.04%		

A/A	DESCRIPTION OF PROPERTY				VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active as at 31.12.2022)
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
52	Seven-storey office building with basement	80 Michalakopoulou, Athens, Attica	2,004.67	14,957.25	27,455,062	19,347,872	34,016,000	8.12%	Office	TP SERVGLOBAL LTD HELLENIC DEVELOPMENT BANK S.A. ARTODENTRO SINGLE MEMBER P.C. HDI GLOBAL S.E. WOLT FOOD SERVICES S.A. FREEDOM FINANCE EUROPE LTD
LEASED INVESTMENTS PROPERTIES TOTAL (A2)			2,004.67	14,957.25	27,455,062	19,347,872	34,016,000	8.12%		
53	Land Plot with building	275th km of National Road Athens-Thessaloniki, Kontarolakas, Almira, Magnesia	6,878.39	169.66	77,063	34,340	11,000	0.00%		
54	Land Plot	Amarousiou Chalandriou & Attiki Odos, Marousi	1,718.80	0.00	3,424,005	1,486,528	3,803,000	0.91%		
55	Land Plot	Melissia, Aspropyrgos, Attica	2,029.54	0.00	204,514	11,162	233,000	0.06%		
56	Land Plot	Melissia, Aspropyrgos, Attica	8,814.58	0.00	888,232	48,480	1,012,000	0.24%		
57	Land Plot	Melissia, Aspropyrgos, Attica	10,202.28	0.00	1,028,070	56,113	1,172,000	0.28%		
LAND PLOTS TOTAL (A3)			29,643.59	169.66	5,621,884	1,636,624	6,231,000	1.49%		
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			296,668.23	255,855.28	347,459,027	248,202,032	392,350,000	93.64%		

(B) CASH DEPOSITS			
A/A	TYPE OF DEPOSITS	BALANCE	% OF TOTAL INVESTMENTS
1	Cash	281	0.00%
2	Cash Deposits	17,842,353	4.26%
3	Restricted Cash Deposits	8,794,067	2.10%
<b>TOTAL CASH AND EQUIVALENTS (B)</b>		<b>26,636,701</b>	<b>6.36%</b>

TOTAL INVESTMENTS (A + B)	418,986,701	100.00%	
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[C] RECEIVABLES, OTHER ASSETS & LIABILITIES		
A/A	TYPE	BALANCE
1	Receivables	11,091,779
2	Other assets	407,780
3	Liabilities	218,126,783

(D) TOTAL ASSETS % ANALYSIS			
	31.12.2022	31.12.2021	31.12.2020
	Unaudited	Audited	Audited
Total Assets according to IFRS	430,486,260	351,828,051	320,484,867
Total property value	392,350,000	304,528,500	286,212,000
% Property value on Total Assets	91.14%	86.56%	89.31%
Total Investments in securities	0	12,281,052	9,505,477
% Investments in securities on Total Assets	0.00%	3.49%	2.97%
Total Cash & Equivalents	26,636,701	23,349,663	16,989,279
% Cash & Equivalents on Total Assets	6.19%	6.64%	5.30%
Total Receivables and Other Assets	11,499,559	11,668,836	7,778,110
% Total Receivables and Other Assets on Total Assets	2.67%	3.32%	2.43%

**NOTES:**

1. The Company has the full ownership on all properties, that are included in above tables (A1) and (A3).
2. The Company during 2022 incorporated in its portfolio properties numbered 48 and 49 that resulted from the consolidation of the 100% subsidiary companies, namely "DORIDA KTIMATIKI S.A." and "SYZEFIX COMMERCIAL - TECHNICAL – ENERGY AND REAL ESTATE LIMITED LIABILITY COMPANY". The notarial deed merger agreement, as approved by the Greek Authorities, was registered by the Hellenic Business Registry, on 17.06.2022. The values presented in "Acquisition Value" column of the said properties, are the values on the date of purchase of the two subsidiary companies, plus purchases and additions until 17.06.2022.
3. The Company during 2022, purchased the properties numbered 46, 47, 50, 51 & 55 up to 57 of above Table (A).
4. On the properties numbered 1 to 5, 9 up to 38, 40 up to 45 and 47 up to 51 as at 31.12.2022 there is a property lien of total amount of € 282,090 thous., in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A."
5. The vacant areas of the Company's properties represent 5.6 % of the total area.
6. The surfaces in sqm which are indicated above are in line with the Company's Fiscal Statement of Properties (E9).
7. For the property No. 2, the indicated surface area represent the Company's ownership, which is 50% indiviso.
8. The values as per column "Fair Value" of Table (A) have been provided from the independent valuers "CBRE Axies S.A." and "P. Danos and Partners S.A." as at 31.12.2022, according to the requirements of Law 2778/1999.
9. 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.
10. The amounts are presented in euro, rounded to the nearest unit.

Athens, February 23rd 2023		
THE CHAIRMAN OF THE BOARD OF DIRECTORS	THE VICE CHAIRMAN OF THE BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER	THE FINANCE MANAGER
LAMBROS PAPADOPOULOS IDENTITY CARD NO. 700587	TASSOS KAZINOS IDENTITY CARD NO. 669747	IOANNIS LETSIOS IDENTITY CARD NO. AN162296

## TRUE TRANSLATION

**Report of Factual Findings on Agreed Upon Procedures on the confirmation of the data referred in the “Statement of Investments of December 31, 2022”**

**Deloitte.**

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**To: The Board of Directors of Trastor Real Estate Investment Company S.A.**

In accordance with the engagement letter dated 14 July 2022, signed by the Board of Directors of Trastor Real Estate Investment Company S.A. (hereinafter “Company”), we performed the agreed procedures as agreed below, 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 with respect to the Statement of Investments as at December 31, 2022 (hereinafter “Statement of Investments”). The management of the Company has the responsibility for the fair presentation of the Statement of Investments. Our engagement was undertaken in accordance with the International Standard on Related Services (ISRS) 4400 “Engagements to perform agreed – upon procedures regarding financial information” applicable to agreed upon procedures engagements. Our responsibility is to perform the below procedures in the context of the disclosures above and solely to report on our factual findings.

### Procedures performed

Our procedures are summarized as follows:

1. We assessed 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.
2. We assessed whether the description of land & buildings, the location & address and the surface in sqm of the real estate properties which are presented in column "Description of Property" in the Company's Statement of Investments agree with the respective data included in the valuation reports issued by the Independent Valuers, as at December 31, 2022 and / or with the respective data included in the latest submitted Statement of Properties (E9) of the Company.
3. We assessed whether the fair value of the real estate properties that is presented in column "Fair Value" in the Company's Statement of Investments agrees to the valuation reports issued by the Independent Valuers, as at December 31, 2022.
4. We assessed whether the total "Fair value" of the real estate properties that are presented in the Company's Statement of Investments, agrees with the fair value of the Company's unaudited accounting records for the year ended December 31, 2022.
5. We assessed whether the financial information that are presented in the Company's Statement of Investments agree with the respective unaudited accounting records of the Company for the year ended December 31, 2022.
6. We examined the arithmetic accuracy of the calculations of the Company's Statement of Investments.

## Findings

With respect to the procedures performed, we have nothing to report.

Since the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements (or relevant national standards or practices), we do not express any other assurance except as noted above. Had we performed additional procedures or had we performed an audit or review of the information described above in accordance with International Standards on Auditing or International Standards on Review Engagements (or relevant national standards or practices), other matters might have come to our attention that would have been reported to you.

### Use Limitation

This report is solely addressed to the Board of Directors, 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. Therefore, 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 information for the year ended December 31, 2022, for which we will issue a separate Audit Report.

Athens, February 23, 2023

The Certified Public Accountant

**Alexandra V. Kostara**  
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