

## PRESS RELEASE

### **Preliminary agreement for the acquisition of a Company developing a storage and distribution facility at Aspropyrgos, Attica**

Trastor REIC (hereinafter the "Company"), announces that it has entered into a binding preliminary share purchase agreement for the acquisition of 100% of the shares of the company "MILITOS REAL ESTATE SINGLE MEMBER SOCIETE ANONYME", owner of two (2) land plots of total surface of 185,110 sq.m., in Aspropyrgos, Attica, on which a state-of-the-art commercial storage and distribution facility shall be developed with a total area of 74,766 sq.m. The property is targeted to be certified as per LEED-Gold standards of green and sustainable development and the investment is in the process to be co-financed by the Recovery and Resilience Fund.

Under the preliminary share purchase agreement, the Company made an advance payment of €12 million, which is fully financed by the proceeds of the recent share capital increase completed in January 2024. The total consideration for the purchase of the shares of the company to be acquired shall be based on the net asset value (NAV) of said company at the time of closing, as this will be determined as per the terms of the preliminary agreement.

The aforesaid investment will be concluded with the signing of the final share purchase agreement, upon the completion of certain conditions precedent, as per the terms of the aforementioned preliminary agreement.

Mr. Tassos Kazinos, Chief Executive Officer of Trastor REIC, made the following statement:

"Today we have entered into an agreement with our strategic partner, Karpathios Development, for the largest investment ever made in the logistics sector, involving the acquisition of the largest independent distribution center in the country. The strategic location of the property which ensures maximum synergy with the future development of the "Thriasio" freight station, along with elements of premium construction specification and storage volume (83,000 pallet spaces), make this property unique in its kind.

Following the definitive completion of the transaction, expected in the last quarter of 2025, Trastor will further solidify its leading position in the logistics sector, owning a portfolio worth over €216 million and an area of 240,000 square meters, with 54% of it certified as per the international LEED sustainability standards and 80% consisting of stock built to modern specifications in the last four years.

Moreover, the size of the transaction and the guaranteed pre-agreed multi-year lease of the property is expected to increase by at least 14.0% the Company's results, not including any other scheduled investments up to the acquisition of the subject property. Also, the expected inclusion of the investment in the Recovery and Resilience Fund enhances the expected equity return of the investment by 150bps.

Finally, the magnitude of this agreement along with the preceding €111 million already invested in logistics properties continues to express our faith in Greece's development prospects as a transshipment hub in Southeastern Europe, and we congratulate the Logistics Development Service of

the Ministry of Development for taking more active initiatives towards digitization, optimization, and the increase of the competitiveness of the logistics sector."

The Company shall make a further announcement upon the signing of the definitive share purchase agreement.

**Athens, May 24<sup>th</sup>, 2024**