

## PRESS RELEASE

### Publication of Investment Schedule as of 31.12.2024 Strategic Investments Driving Dynamic Growth

Trastor R.E.I.C. (the “**Company**”), in accordance with decision 8/259/19.12.2002 of the Hellenic Capital Market Commission, as currently in force, announces the publication of its Investment Schedule as of December 31, 2024.

Throughout 2024, Trastor continued to strengthen its presence in the real estate sector through strategic investments, capitalizing on new opportunities and reinforcing its commitment to targeted and high-quality portfolio expansion. The year was marked by significant investments totaling €144.1 million, focusing on the acquisition and development of key properties, the sustainable upgrade of existing assets, and the acquisition of subsidiary real estate companies. Through a well-structured investment approach, Trastor expanded its portfolio, commenced its international expansion, and delivered substantial value to its shareholders.

In the logistics sector, Trastor incorporated five new properties into its portfolio, with a total surface area of 65,954 sq.m., representing a total investment of €33.9 million. Specifically, the Company acquired three modern commercial storage and distribution centers in Aspropyrgos, Attica, with a total surface area of 40,134 sq.m., through the acquisition of 100% of the shares of two Société Anonyme (S.A.) companies, for a total investment of €24.1 million. Additionally, it acquired a 17,016 sq.m. warehouse in the industrial zone of Mandra, Attica, for €7 million and completed the construction of a new 8,705 sq.m. warehouse in Aspropyrgos, Attica, which has been awarded LEED GOLD certification.

A key strategic milestone in 2024 was Trastor’s international expansion, marked by the establishment of "Trastor Holdings Single Member S.A." in Greece, which subsequently acquired 100% of the shares of "Excelsior Hotel Enterprises Limited," a Cypriot company that owns the iconic LABS Tower in Nicosia, Cyprus. This mixed-use office and residential property spans 11,378 sq.m. and had a fair value of €40 million as of December 31, 2024.

Further strengthening its office property portfolio, Trastor acquired four new office buildings with a combined surface area of 41,035 sq.m. for a total investment of €75 million. At the same time, the Company continued its active asset management strategy, completing the sale of two commercial retail properties in Kifissia for a total consideration of €2.4 million.

Significant progress was also made in the area of real estate development. Following the completion of the upgrade of an office building in Maroussi, which is set to receive BREEAM certification, the Company is continuing the construction of a modern office building in Maroussi, as well as the energy upgrade of a 5,330 sq.m. office building in the center of Athens. Additionally, the Company is planning the energy upgrade of a newly acquired 1,692 sq.m. office building in Kolonaki, with works set to commence soon. Upon completion, these properties will be LEED-certified. The total budget for these projects amounts to €30.1 million, reaffirming the Company’s commitment to continuous sustainable development.

As of December 31, 2024, Trastor’s portfolio comprised 62 properties, with a total valuation of €670.5 million, marking a 43% increase compared to the previous year. The revaluation of properties to fair value resulted in gains of €23.4 million for 2024, reinforcing the Company’s strong financial

performance. In terms of portfolio composition, office properties accounted for 58%, logistics assets represented 20.3%, mixed-use properties made up 11.9%, and retail properties accounted for 9.8%.

Mr. Tassos Kazinos, CEO of Trastor R.E.I.C., commented:

*“The year 2024 was a landmark year for Trastor, defined by strategic investments that not only expanded our portfolio but also marked our entry into international markets, laying the foundation for a resilient and dynamic future. The Company remains committed to investing in sustainable ‘green’ properties while further solidifying its leadership in the logistics sector. We will continue executing our strategy of long-term value creation for our shareholders, striving to make Trastor the investment choice of preference for both institutional and individual investors seeking stable and reliable real estate returns.”*

**Athens, January 31, 2025**