

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 30th JUNE 2025 (According to article 53 of L.5193/2025 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) 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 30.06.2025)
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
1	Office building with underground parking area	18-20 Amarousiou Chalandriou, Marousi, Attica	5.981,13	19.743,79	33.644.073	14.165.502	35.785.000	5,19%	Office	VIVA WALLET HOLDINGS - SOFTWARE DEVELOPMENT S.A.
2	Office building with underground auxiliary and parking area	80 Michalakopoulou, Athens, Attica	2.004,68	9.694,44	27.839.752	19.347.872	35.546.000	5,15%	Office	FREEDOM24 GREECE SINGLE MEMBER P.C. HDI GLOBAL S.E. HELLAS NTT DATA BELGIQUE SRL GREECE TP SERVGLOBAL LTD WOLT FOOD SERVICES S.M.S.A. ARTODENTRO SINGLE MEMBER P.C. HELLENIC DEVELOPMENT BANK S.A.
3	Office building with underground parking area	16 Amarousiou Chalandriou, Marousi, Attica	6.201,59	21.412,29	26.954.784	16.182.167	34.801.000	5,04%	Office	AVAX S.A.
4	Office building with underground parking area	18-20 Sorou & Amarousiou Chalandriou, Marousi, Attica	6.506,91	14.668,91	34.290.973	12.043.275	34.420.000	4,99%	Office	HD INSURANCE PLC MINERVA FUELS SERVICES (GREECE) SINGLE MEMBER P.C. PRINCIPIA ENERGY SERVICES SINGLE MEMBER S.A.
5	Logistics Complex	Roupaki, Aspropyrgos, Attica	78.650,50	32.092,91	20.079.336	17.900.003	29.224.000	4,24%	Logistics	SEAGULL SINGLE MEMBER S.A.
6	Office building with underground auxiliary and parking area	Amarousiou Chalandriou & Attiki Odos, Marousi, Attica	2.703,13	10.013,33	18.728.554	11.445.384	24.369.000	3,53%	Office	OPENBET HELLAS S.A.
7	Office building with underground auxiliary and parking area	109-111, Mesogeion Av., Athens, Attica	1.017,59	6.950,34	19.459.596	6.012.659	21.310.000	3,09%	Office	ENAON SUSTAINABLE NETWORKS SINGLE MEMBER S.A.
8	Logistics	Rikia, Aspropyrgos, Attica	44.991,30	22.350,88	17.068.440	14.787.800	21.153.000	3,07%	Logistics	M AND M MILITZER S.A. ALPHAOMEGA PHARMA LOGISTICS S.A.
9	Office building with underground parking area	72 Ethnikis Antistaseos, Chalandri, Attica	4.193,00	4.639,55	20.531.787	4.946.670	20.700.000	3,00%	Office	HELLENIC REPUBLIC
10	Logistics	Patima, Aspropyrgos, Attica	30.269,28	24.079,81	20.033.500	16.265.716	20.532.000	2,98%	Logistics	LOGISTICS SOLUTIONS S.A.
11	Office building with underground parking area	184 Michalakopoulou & Rapsanis, Athens, Attica	1.233,00	5.748,69	17.800.889	6.057.275	18.818.000	2,73%	Office	PPC S.A. OTE S.A.
12	Office building with underground parking area	87 Syngrou Avenue, Athens, Attica	1.390,65	9.432,95	14.959.030	12.159.988	18.348.000	2,66%	Office	PIRAEUS BANK S.A.
13	Office building with underground parking area	11 Fragkoudi & Alex. Pantou, Kallithea, Attica	4.585,14	14.959,51	15.577.406	11.639.605	15.968.000	2,31%	Office	HELLENIC REPUBLIC
14	Office building with underground parking area	49 Agiou Konstantinou, Maroussi, Attica	3.806,99	4.736,78	9.358.066	8.278.960	14.787.000	2,14%	Office	DECA S.A. GH XENIA MANCO SINGLE MEMBER S.A. PROCTER & GAMBLE HELLAS SINGLE MEMBER LTD
15	Retail store with underground auxiliary area	5-7 Lesvou & Andrianou, Chalandri, Attica	2.021,30	5.440,27	11.324.963	4.610.466	13.353.000	1,94%	Retail	ALFA-VITA VASILOPOULOS SINGLE MEMBER S.A.
16	Shopping Mall in "Kosmopolis Park"	Kosmopolis Centre, Eth. Antistaseos & Papandreou Street, Komotini, Rhodope	13.993,57	11.414,79	17.174.185	6.379.512	10.291.000	1,49%	Shopping Center	A.X.F. STORES S.A. BOX NOW S.A. H&M HENNES & MAURITZ SINGLE MEMBER S.A. JYSK S.A LC WAIKIKI SINGLE MEMBER LTD LPP GREECE PETROVA PETYA ZAKCRET S.A. ALANELIS EYSTRATIOS KAISA LEMONIA & SIA E.E. TOLOGKOS I. & SIA E.E. FOUSKA LEMONIA
17	Retail department store with underground auxiliary area	64 Tsimiski Street, Thessaloniki, Thessaloniki	302,20	2.322,74	8.657.769	6.033.214	9.952.000	1,44%	Retail	ITX HELLAS SINGLE MEMBER S.A.
18	Logistics	Kanali Mornou – Chasias-Kyriollu, Aspropyrgos, Attica	18.419,34	11.143,59	9.131.670	7.979.924	9.888.000	1,43%	Logistics	THOMAIDIS S.A.
19	Office building with underground auxiliary area	205, Alexanras Avenue, Ampelokipoi, Attica	689,61	2.924,53	9.100.929	2.072.460	9.871.000	1,43%	Office	B.C.A. COLLEGE
20	Logistics	Dyo Pefka, Aspropyrgos, Attica	22.760,00	11.633,51	6.960.684	2.190.379	9.698.000	1,41%	Logistics	SYNERGY IN SUPPLY S.A.
21	Office building with underground auxiliary area	4 Gravias Street & Granikou, Maroussi, Attica	1.956,83	3.386,57	6.627.924	4.773.116	9.089.000	1,32%	Office	PERRIGO HELLAS S.A. ENERGEIAKI ARBANIKOY LTD
22	Office building with underground auxiliary area	5 Korai, Athens, Attica	341,90	2.632,77	7.633.228	7.813.632	9.014.000	1,31%	Office	RESOLUTE HELLAS SINGLE MEMBER S.A.
23	Office building with underground parking area	29 Amarousiou Chalandriou, Marousi, Attica	2.440,49	4.356,77	7.241.582	5.120.078	9.012.000	1,31%	Office	AVAX S.A.
24	Office floors part of a mixed use building	1 Filellinon & Othonos Street, Athens, Attica	210,49	1.492,71	4.253.160	7.260.332	8.567.000	1,24%	Office	ALANTRA CORPORATE SINGLE MEMBER S.A. HELLAS CAPITAL LEASING S.A. HF HELLENIC FINANCE SINGLE MEMBER S.A. OLIVER WYMAN LTD
25	Logistics	Melissia, Aspropyrgos, Attica	21.046,40	8.704,80	6.952.110	115.755	8.396.000	1,22%	Logistics	LOUKAS S.A.
26	Mixed use building with underground parking area	168 Kifisias Avenue & Sofokleous, Maroussi, Attica	1.344,32	5.529,19	7.722.936	6.552.483	8.222.000	1,19%	Mixed Use	NRG SUPPLY AND TRADING S.A.
27	Logistics	Rikia, Aspropyrgos, Attica	29.594,23	8.614,14	6.921.092	2.991.605	7.944.000	1,15%	Logistics	BMW HELLAS S.A.
28	Office building with underground auxiliary area	4 Gravias Street, Maroussi, Attica	1.749,29	2.878,12	5.728.103	4.074.128	7.734.000	1,12%	Office	HELLENIQ ENERGY HOLDINGS S.A.
29	Logistics	Xeropigado, Mandra, Attica	19.301,00	17.015,60	7.236.116	4.884.090	7.653.000	1,11%	Logistics	GOLDAIR CARGO S.A.
30	Office building with underground parking area	2 Propodidos Street & Attiki Odos, Vrilissia, Attica	1.787,20	4.003,22	5.881.520	3.558.919	7.614.000	1,10%	Office	BRISTOL - MYERS SQUIBB S.A.
31	Logistics	Schineza, Aspropyrgos, Attica	21.362,29	9.093,37	6.259.518	3.116.179	7.373.000	1,07%	Logistics	BSH HELLAS S.A.
32	Office building with underground auxiliary area	Gravias Street, 3 & Granikou, Maroussi, Attica	1.632,46	3.274,80	4.573.748	3.219.747	7.217.000	1,05%	Office	AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION
33	Mixed use building with underground parking area	47 Agiou Konstantinou Street, Marousi, Attica	960,84	3.265,08	5.197.987	4.594.190	7.212.000	1,05%	Mixed Use	ADAPTAVIST LIMITED GREEK BRANCH LOLA S.A. TTS TELECOM SINGLE MEMBER LTD P ENERGY 1 S.A. P ENERGY 1HOLDINGS SINGLE MEMBER S.A. MALIOTAKIS - TASOPOULOU PHARMACY O.E.
34	Office building with underground parking area	7 Taki Kavalieratou Street, Kifissia, Attica	4.880,70	8.262,79	4.504.458	5.043.028	7.201.000	1,04%	Office	ANGELINI PHARMA HELLAS SINGLE MEMBER S.A. BLEND DEVELOPMENT AND CONSULTING S.A. HINITSA BAY HOLDINGS SINGLE MEMBER S.A. IDNA LABORATORIES SINGLE MEMBER P.C. PROJECT AGORA SINGLE MEMBER P.C. RECKITT BENKISED HELLAS S.A. UPTRADE P.C. AEGEK CONSTRUCTING S.A. EL CAFÉ S.A.
35	Retail store with underground auxiliary area	4 Valaoritou Street & 24 Voukourestiou, Athens, Attica	30,49	227,15	6.109.994	3.883.877	7.098.000	1,03%	Retail	ERMENEGILDO ZEGNA ATTICA SINGLE MEMBER S.A.
36	Office building with underground parking area	6 Patrokλου Street & Gkyzi, Maroussi, Attica	980,58	3.003,33	3.533.344	2.685.906	7.077.000	1,03%	Office	METLEN ENERGY & METALS S.A.
37	Office building with underground parking area	57 Agiou Konstantinou Street, Marousi, Attica	1.094,71	3.711,25	6.464.444	3.691.654	7.001.000	1,01%	Office	VACANT
38	Retail store with underground auxiliary area	19 Labraki & Metaxa Streets, Glyfada, Attica	214,86	550,30	5.680.636	3.602.306	6.485.000	0,94%	Retail	KALOGIROU S.A.
39	Mixed use building with underground parking area	Mesogeion 515, Ag. Paraskevi, Attica	2.102,62	4.692,36	4.289.154	5.042.030	6.471.000	0,94%	Mixed Use	ALSTOM TRANSPORT HELLAS S.A. HYDRUS ENGINEERING S.A. CASA DI PATSI S.A.
40	Retail store with underground auxiliary and parking area	36-38-40 Alimou Street & 9 Ioniou, Alimos, Attica	3.919,73	7.353,33	12.334.563	9.447.724	5.604.000	0,81%	Retail	DIAFANO SINGLE MEMBER S.A. PRENATAL S.A.
41	Logistics	Melissia, Aspropyrgos, Attica	13.758,57	5.702,38	3.102.367	2.505.599	4.853.000	0,70%	Logistics	SYNERGY IN SUPPLY S.A.
42	Logistics	Peuka Spyridona, Aspropyrgos, Attica	11.739,43	4.910,74	4.000.000	4.322.498	4.459.000	0,65%	Logistics	ALOCOP LTD
43	Retail store with underground auxiliary area	24, Voukourestiou, Athens, Attica	41,46	138,00	2.521.680	1.902.670	4.420.000	0,64%	Retail	IMAMOGLOU P.C.
44	Retail store	16-18 Ermou, Athens, Attica	8,47	109,62	2.584.879	1.964.581	4.343.000	0,63%	Retail	YAMA HELLAS S.A.
45	Logistics	Melissia, Aspropyrgos, Attica	11.340,50	5.261,34	2.769.851	2.383.567	4.175.000	0,61%	Logistics	SEAGULL SINGLE MEMBER S.A.
46	Mixed use building with underground auxiliary area	12-14 Katouni Street & 1 Mitropoleos, Thessaloniki, Thessaloniki	482,79	1.719,26	2.318.962	1.912.624	4.161.000	0,60%	Mixed use	AKRON LADADIKA SINGLE MEMBER S.A. ERNST & YOUNG BUSINESS ADVISORY SOLUTIONS
47	Office floor in an office building complex with underground parking area	49 Kifisias Avenue & Ziridi Street, Maroussi, Attica	1.184,06	1.244,00	2.292.693	1.902.903	4.159.000	0,60%	Office	HUAWEI TECHNOLOGIES S.A.
48	Underground parking station in "Ethrio" shopping center	40 Agiou Konstantinou, Sfaktirias, Sina & Dionysou Streets, Maroussi, Attica	1.733,00	16.285,00	4.318.842	12.593.658	3.412.000	0,49%	Parking Station	CITYZEN PARKING & SERVICES S.A. HOLMES PLACE EAST MED BV METRO S.A.
49	Mixed use building with underground parking area	269 Kifisias Avenue & Mitropolitou Iakovou, Kifissia, Attica	684,24	1.343,88	2.650.682	2.633.980	2.959.000	0,43%	Mixed Use	TP-LINK ENTERPRISE HELLAS SMP CANDIA WAKE UP IN THE MEDITERRANEAN KENTRO TEXNON PLAKAS S.A. N.D. DAVRADOS P.C.

DESCRIPTION OF PROPERTY					VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active as at 30.06.2025)
A/A	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS		
			LAND	BUILDING						
50	Mixed use building with underground auxiliary area	62 25th Augoustou & Koroneou Street, Heraklion - Crete, Heraklion	249,26	974,92	1.628.246	1.996.959	2.875.000	0,42%	Mixed Use	PIRAEUS BANK S.A.
51	Retail store with underground auxiliary area	16 Labraki & Metaxa Streets,Glyfada, Attica	49,42	207,00	1.924.030	877.133	2.822.000	0,41%	Retail	FF OPSCO SINGLE MEMBER S.A.
52	Office building with underground parking area	23 Vouliagmenis Avenue & Tzavella, Glyfada, Attica	777,79	1.248,83	1.786.072	2.176.402	2.596.000	0,38%	Mixed Use	COCKETT MARINE OIL HELLAS SINGLE MEMBER P.C. OCEANOS SHIPPING ENTERPRISES LTD KARENTA S.A.
53	Retail store with underground auxiliary area	9 Kassaveti Street, Kifissia, Attica	135,00	251,91	1.417.905	1.580.598	2.311.000	0,34%	Retail	ANCHO FOOD GROUP LTD
54	Logistics	Magoula, Aspropyrgos, Attica	6.797,32	4.948,01	1.160.720	1.936.537	2.141.000	0,31%	Logistics	DI.A.S. S.A.
55	Mixed use building	13 Kolokotroni & Riga Fereou Street, Patra, Achaea	424,00	954,19	3.953.769	1.568.550	1.915.000	0,28%	Mixed Use	PREMIER CAPITAL HELLAS SINGLE MEMBER S.A.
56	Office building with underground parking area	2 Kritis Street & 12 Gravias, Argyproupoli, Attica	520,00	1.020,35	960.122	1.656.857	1.273.000	0,18%	Office	VACANT
57	Retail store	1 Filellinon & Othonos Street, Athens, Attica	12,72	134,15	744.913	1.066.995	760.000	0,11%	Retail	VACANT
58	Retail store with underground auxiliary and parking area	207 Patision Street & Skalistiri, Athens, Attica	181,25	456,00	1.129.140	937.865	549.000	0,08%	Retail	VACANT
59	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3.200,00	1.517,80	962.822	717.278	386.000	0,06%	Gas Station	HELLENIC FUELS S.A.
INVESTMENT PROPERTIES TOTAL (A1)			421.991,61	395.878,64	526.049.699	338.606.863	615.367.000	89,20%		
60	Office building with underground parking area	94 Vasilissis Sofias Avenue & 1 Kerasountos, Athens, Attica	1.111,90	5.329,58	22.937.411	14.055.488	34.721.000	5,03%	Office	VACANT - Under refurbishment
61	Office building with underground auxiliary area	7, Heraklitou Str., Kolonaki, Athens, Attica	405,75	1.692,38	6.159.813	5.364.047	7.077.000	1,03%	Office	VACANT - Under refurbishment
62	Land Plot with building	National Road Athens-Thessaloniki Anthili interchange, Lamia, Phthiotis	7.495,82	639,40	544.061	272.862	31.000	0,00%	-	
63	Land Plot with building	275th km of National Road Athens-Thesaloniki, Kontarolakas, Almiros, Magnesia	6.878,39	169,66	77.063	34.340	10.000	0,00%	-	
BUILDINGS UNDER REFURBISHMENT & LAND PLOTS TOTAL (A2)			15.891,86	7.831,02	29.718.347	19.726.737	41.839.000	6,06%		
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			437.883,47	403.709,66	555.768.045	358.333.600	657.206.000	95,27%		
(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 at 30.06.2025)
			LAND	BUILDING						
1	Shares of "TRASTOR SYMMETOCHON SINGLE MEMBER S.A."				18.000.000	0,60	19.742.934	2,86%	As at 30.06.2025, TRASTOR R.E.I.C. held 100% of the share capital of "TRASTOR SYMMETOCHON SINGLE MEMBER S.A." (i.e. 33,000,000 shares), which, as at 30.06.2025, held 100% of the share capital of "EXCELSIOR HOTEL ENTERPRISES LIMITED" (i.e. 1,432,675 shares), a Cyprus-based company, which had full ownership of the property below, with a fair value of € 40,126,000, based on the valuation report from P. Danos & Associates S.A..	
	Mixed-use building with underground auxiliary and parking area, 4 Foti Pitta, Nicosia, Cyprus		1.440,00	11.377,56					Mixed Use	WHITESTREET INVESTMENTS LTD GREATVISION TRADING LTD ELECTRICITY AUTHORITY OF CYPRUS
TOTAL INVESTMENTS - SHARES NON-LISTED IN A STOCK EXCHANGE (B)			1.440,00	11.377,56	18.000.000,00		19.742.934	2,86%		
(C) CASH DEPOSITS										
A/A	TYPE OF DEPOSITS						BALANCE	% OF TOTAL INVESTMENTS		
1	Cash						440	0,00%		
2	Cash Deposits						5.880.424	0,85%		
3	Restricted Cash Deposits						7.020.335	1,02%		
TOTAL CASH AND EQUIVALENTS (C)							12.901.199	1,87%		
TOTAL INVESTMENTS (A + B + C)							689.850.133	100,00%		
(D) RECEIVABLES, OTHER ASSETS & LIABILITIES										
A/A	TYPE						BALANCE			
1	Receivables						16.846.880			
2	Other assets						1.243.434			
3	Liabilities						317.165.777			
(E) TOTAL ASSETS % ANALYSIS										
					30.06.2025 Unaudited	31.12.2024 Audited	31.12.2023 Audited			
Total Assets according to IFRS					706.197.512	703.104.968	502.932.609			
Total property value					657.206.000	630.459.000	448.240.000			
% Property value on Total Assets					93,06%	89,67%	89,13%			
Total Investments in Securities (acquisition cost)					18.000.000	18.000.000	20.403.054			
% Investments in securities on Total Assets					2,55%	2,56%	4,06%			
Total Cash & Equivalents					12.901.199	35.725.301	17.534.642			
% Cash & Equivalents on Total Assets					1,83%	5,08%	3,49%			
Total Receivables and Other Assets					18.090.314	18.920.667	16.754.913			
% Total Receivables and Other Assets on Total Assets					2,56%	2,69%	3,33%			
NOTES:										
1. The Company has the full ownership on all properties, that are included in above table (A).										
2. The Company during 2025, purchased the properties numbered 19 and 57 of above table (A).										
3. On the properties numbered 1 up to 5, 7 up to 18, 20 up to 55, 58 and 60 as at 30.06.2025 there is a property lien of total amount of € 443,630 thous., in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A.".										
4. The vacant areas of the Company's properties represent 4.5% of the total leasable area, excluding properties in sub-table A2.										
5. The surfaces in sqm which are indicated above are in line with the Company's Fiscal Statement of Properties (E9).										
6. For the property No. 12, the indicated surface area represent the Company's ownership, which is 50% indiviso.										
7. The values as per column "Fair Value" of Table (A) have been provided from the independent valuers "CBRE Axies S.A." and "P. Danos & Associates S.A." as at 30.06.2025, according to the requirements of Law 5193/2025.										
8. The Financial Information (Receivables, Other Assets & Liabilities) of the above table (D), which are included in the above "Statement of Investments", may differ from the Interim Financial Statements which will be published. The "Receivables" include an amount of €12,000,000, which was provided as part of the signing of a binding preliminary share purchase agreement for the acquisition of 100% of the shares of the company "MILITOS REAL ESTATE SINGLE MEMBER S.A.", owner of two land plots in Aspropyrgos, Attica, on which a state-of-the-art commercial storage and distribution center shall be developed.										
9. The amounts are presented in euro, rounded to the nearest unit.										
Athens, July 30th 2025										
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. A01060173		



TRUE TRANSLATION FROM THE ORIGINAL IN GREEK
Report of Agreed Upon Procedures on the Statement of Investments of “TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.”

To the Board of Directors (hereinafter “the management”) of the Company “TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.”

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For submission to the Hellenic Capital Market Commission

Purpose of this Agreed-Up Procedures Report and Restriction on Use and Distribution

The purpose of our report is solely to assist the company “TRASTOR REAL ESTATE INVESTMENT COMPANY S.A.” (hereinafter the “Company”), with its submission to the Hellenic Capital Market Commission of the attached Statement of Investments which has been prepared for the sixth-month period ended June 30, 2025, in the context of its compliance with its obligations under the provisions of the Article 53 of Law 5193/2025 and the requirements of Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission and Decision No. 10/566/26.10.2010, as these were amended by Article 53 and paragraph 3 of Article 53 of Law 5193/2025 (hereinafter the “Subject Matter”).

This report is not suitable for any other purpose and is intended solely for the management of the Company, therefore we do not assume any liability regarding the agreed-upon procedures to any third parties other than the Company. Accordingly, this report is not to be used or distributed to any other parties other than for information purposes only to the Hellenic Capital Market Commission. In addition, this report is limited solely to the matters stated above and does not extend to the Interim (Condensed) Financial Information prepared by the Company for the sixth-month period ended on June 30, 2025, for which we will issue a separate Review Report.

Management’s Responsibilities

The Management of the Company, as the engaging party, has acknowledged that the agreed-upon procedures are appropriate for the purpose of the assignment and meet the information needs of the Hellenic Capital Market Commission.

Furthermore, the Company’s management, as the responsible party, is responsible for the Subject Matter on which the agreed-upon procedures are performed.

Auditor’s Responsibilities

We have conducted the agreed-upon procedures engagement in accordance with the International Standard on Related Services (ISRS) 4400 (revised) “Agreed-Up Procedures Engagements”. An agreed-upon procedures engagement involves our performing the procedures that have been agreed with the Company’s management and reporting the findings, which are the factual results of the agreed-upon procedures performed. We make no representation regarding the appropriateness of the these agreed-upon procedures.

This agreed-upon procedures engagement is not an assurance engagement. Accordingly, we do not express an opinion or an assurance conclusion. Had we performed additional procedures, other matters might have to come to our attention that would have been reported.

Professional ethics and quality management

We have complied with the ethical requirements of the Code of Conduct for Professional Accountants issued by the International Ethics Standards Board for Accountants, as adopted in Greek legislation, and with the ethical and independence requirements of Law 4449/2017, as well as Regulation (EU) 537/2014.

Our firm applies International Standard on Quality Management (ISQM) 1, “Quality Management for Firms that Perform Audits or Reviews of Financial Statements, or other Assurance or Related Services Engagements,” and accordingly, designs, implements, and operates a comprehensive quality management system of quality control that includes documented policies and procedures regarding compliance with ethical requirements, professional standards and applicable legal and regulatory requirements.

Procedures and Findings

We have performed the procedures described below on the Subject Matter, as agreed with the Company’s management in the terms of the engagement dated 04 July 2025.

	Procedures	Findings
1.	To examine whether the information included in the Company’s Statement of Investments for the six-month period ended 30 June 2025 complies with the provisions of Article 53 of Law 5193/2025, as in force, and with Decisions 8/259/19.12.2002 and 10/566/26.10.2010 of the Board of Directors of the Hellenic Capital Market Commission, as amended by Article 53 of Law 5193/2025.	The content of the Company’s Statement of Investments for the six-month period ended 30 June 2025 complies with the provisions of Article 53 of Law 5193/2025, as in force and with Decisions 8/259/19.12.2002 and 10/566/26.10.2010 of the Board of Directors of the Hellenic Capital Market Commission, as amended by Article 53 of Law 5193/2025.
2.	To examine whether the property descriptions as disclosed in the “Property Description” column of the Statement of Investments agree with the respective data included in the Valuation Reports of the independent valuers with a valuation date of 30 June 2025 and/or with the respective d included in the latest submitted Statement of Properties (E9) of the Company.	The property descriptions as disclosed in the “Property Description” column of the Statement of Investments agree with the respective data included in the Valuation Reports of the independent valuers dated 30 June 2025 and/or with the respective data included in the latest submitted Statement of Properties (E9) of the Company.
3.	To examine whether the fair value of the real estate properties as disclosed in column “Fair Value” in the Company’s Statement of Investments derive from the valuation reports issued by the Independent Valuers, as at June 30, 2024.	The fair value of the real estate properties as disclosed in column “Fair Value” in the Company’s Statement of Investments derive from the valuation reports issued by the Independent Valuers, as at December 31, 2024.
4.	To examine whether the elements disclosed in the “Current Value of Securities” column of the above-mentioned Statement of Investments agree with the net assets of the companies in which the Company has invested, as presented in the Company’s unaudited from us accounting records of the Company for the six-month period ended 30 June 2025. For the purpose of determining the net assets of the companies, the fair value of their properties has been taken into account; as it has derived from the valuation reports issued by the Independent Valuers, as at 30 June 2025.	The elements disclosed in the “Current Value of Securities” column of the above-mentioned Statement of Investments agree with the net assets of the companies in which the Company has invested, as presented in the unaudited from us accounting records of the company for the six-month period ended 30 June 2025. For the purpose of determining the net assets of the companies, the fair value of their properties has been taken into account; as it has derived from the valuation reports issued by the Independent Valuers, as at 30 June 2025.
5.	To examine whether the total “Fair value” of the investment properties referred in the above-mentioned Statement of Investments agrees with the respective value of the investment properties as derived from the Company’s unaudited from us accounting records for the six-month period ended 30 June 2025.	The total “Fair value” of investment properties referred in the above-mentioned Statement of Investments agrees with the respective value of the investment properties as derived from the Company’s unaudited from us accounting records for the six-month period ended 30 June 2025.
6.	To examine whether the financial information included in the above-mentioned Statement of Investments has been extracted from the Company’s unaudited accounting records for the six-month period ended 30 June 2025.	The financial information included in the above-mentioned Statement of Investments agrees with the unaudited accounting records maintained by the Company for the six-month period ended 30 June 2025.
7.	To verify the accuracy of the numerical calculations in the above-mentioned Statement of Investments.	We verified the accuracy of the numerical calculations in the above-mentioned Statement of Investments.

Athens, July 30, 2025

The Certified Public Accountant

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