

STATEMENT OF INVESTMENTS OF 31st DECEMBER 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 31.12.2025)
	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 Ave., Marousi, Attica	5.981,13	19.743,79	33.644.073	14.165.502	35.864.000	4,46%	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	35.671.000	4,44%	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 Ave., Marousi, Attica	6.201,59	21.412,29	26.954.784	16.182.167	35.092.000	4,36%	Office	AVAX S.A.
4	Office building with underground parking area	18-20 Sorou & Amarousiou - Chalandriou Ave., Marousi, Attica	6.506,91	14.668,94	34.313.192	12.043.275	34.950.000	4,35%	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	32.504.000	4,04%	Logistics	DELATOLAS EXPRESS CARGO S.A. WESTnet DISTRIBUTION SINGLE MEMBER S.A. SARANTIS TRANS ANONYMI METAFORIKI ETAIRIA
6	Office building with underground auxiliary and parking area	34 Amarousiou - Chalandriou Ave. & 9 Chimarras, Marousi, Attica	2.703,13	6.016,08	19.763.297	11.445.384	25.936.000	3,23%	Office	OPENBET HELLAS S.A.
7	Logistics	Rikia, Aspropyrgos, Attica	44.991,30	22.350,88	17.068.440	14.787.800	21.961.000	2,73%	Logistics	M AND M MILITZER S.A. ALPHAOMEGA PHARMA LOGISTICS S.A.
8	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	21.691.000	2,70%	Office	ENAOA SUSTAINABLE NETWORKS SINGLE MEMBER S.A.
9	Logistics	Patima, Aspropyrgos, Attica	30.269,28	24.079,81	20.033.500	16.265.716	21.003.000	2,61%	Logistics	LOGISTICS SOLUTIONS S.A.
10	Office building with underground parking area	72 Ethnikis Antistaseos, Chalandri, Attica	4.193,00	4.639,55	20.535.147	4.946.670	20.777.000	2,58%	Office	HELLENIC REPUBLIC
11	Office building with underground parking area	184 Michalakopoulou & Rapsanis, Athens, Attica	1.233,00	5.748,69	17.800.889	6.057.275	18.931.000	2,35%	Office	PPC S.A. COSMOTEL TELEKOM TOWERS
12	Office building with underground parking area	87 Syngrou Avenue, Athens, Attica	1.390,65	9.432,95	14.959.030	12.159.988	18.355.000	2,28%	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	16.101.000	2,00%	Office	HELLENIC REPUBLIC
14	Office building with underground parking area	49 Agiou Konstantinou, Maroussi, Attica	3.806,99	4.736,78	9.468.992	8.278.960	15.382.000	1,91%	Office	DECA S.A. GH XENIA MANCO SINGLE MEMBER S.A. INSTANT MANAGED OFFICES LTD YPOK/MA ALLODAPIS 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	13.498.000	1,68%	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	10.348.000	1,29%	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 LILI DROGERIE SINGLE MEMBER S.A. LPP GREECE PETROVA PETYA ZAKCRET S.A. ALANELLIS EYSTRATIOS KAISA LEMONIA & SIA E.E. TOLOGKOS I. & SIA E.E. FOUSKA LEMONIA
17	Logistics	Kanali Mornou - Chasias-Kyriou, Aspropyrgos, Attica	18.419,34	11.143,59	9.131.670	7.979.924	10.116.000	1,26%	Logistics	THOMAIDIS S.A.
18	Retail department store with underground auxiliary area	64 Tsimiski Street, Thessaloniki, Thessaloniki	302,20	2.322,74	8.657.769	6.033.214	10.036.000	1,25%	Retail	ITX HELLAS SINGLE MEMBER 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	9.952.000	1,24%	Office	B.C.A. COLLEGE
20	Office building with underground auxiliary area	4 Gravias Street & Granikou, Maroussi, Attica	1.956,83	3.386,57	6.727.830	4.773.116	9.945.000	1,24%	Office	EDP RENEWABLES GREECE S.A. HELLENIQ ENERGY HOLDINGS S.A. PERRIGO HELLAS S.A.
21	Logistics	Dyo Pefka, Aspropyrgos, Attica	22.760,00	11.633,51	6.960.684	2.190.379	9.803.000	1,22%	Logistics	SYNERGY IN SUPPLY S.A.
22	Office building with underground auxiliary area	5 Korai, Athens, Attica	341,90	2.632,77	7.633.228	7.813.632	9.133.000	1,14%	Office	RESOLUTE HELLAS SINGLE MEMBER S.A.
23	Office building with underground parking area	29 Amarousiou - Chalandriou Ave., Marousi, Attica	2.440,49	4.356,77	7.241.582	5.120.078	9.077.000	1,13%	Office	AVAX S.A.
24	Office floors part of a mixed use building	1 Filellinon & Othonos Street, Athens, Attica	210,49	1.492,71	4.285.860	7.260.332	8.736.000	1,09%	Office	ALANTRA CORPORATE SINGLE MEMBER S.A. HELLAS CAPITAL LEASING S.A. HF HELLENIC FINANCE SINGLE MEMBER S.A. OLIVER WYMAN LTD
25	Logistics	Xeropigado, Mandra, Attica	19.301,00	17.015,60	8.200.920	4.884.090	8.728.000	1,09%	Logistics	GOLDAIR CARGO S.A.
26	Logistics	Melissia, Aspropyrgos, Attica	21.046,40	8.704,80	6.952.130	115.755	8.648.000	1,08%	Logistics	LOUKAS S.A.
27	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	8.272.000	1,03%	Mixed Use	NRG SUPPLY AND TRADING S.A.
28	Logistics	Rikia, Aspropyrgos, Attica	29.594,23	8.614,14	6.921.092	2.991.605	8.114.000	1,01%	Logistics	BMW HELLAS S.A.
29	Office building with underground parking area	2 Propodidos Street & Attiki Odos, Vrillissia, Attica	1.787,20	4.003,22	5.881.520	3.558.919	7.969.000	0,99%	Office	BRISTOL - MYERS SQUIBB S.A.
30	Office building with underground auxiliary area	4 Gravias Street, Maroussi, Attica	1.749,29	2.878,12	5.728.103	4.074.128	7.887.000	0,98%	Office	HELLENIQ ENERGY HOLDINGS S.A.
31	Logistics	Schineza, Aspropyrgos, Attica	21.362,29	9.093,37	6.320.018	3.116.179	7.674.000	0,95%	Logistics	BSH HELLAS S.A.
32	Retail store with underground auxiliary area	4 Valaoritou Street & 24 Voukourestiou, Athens, Attica	30,49	227,15	6.109.994	3.883.877	7.661.000	0,95%	Retail	ERMENEGILDO ZEGNA ATTICA SINGLE MEMBER S.A.
33	Office building with underground parking area	7 Taki Kavalieratou Street, Kifissia, Attica	4.880,70	8.262,79	4.504.458	5.043.028	7.473.000	0,93%	Office	ANGELINI PHARMA HELLAS SINGLE MEMBER S.A. HINITSA BAY HOLDINGS SINGLE MEMBER S.A. IDNA LABORATORIES SINGLE MEMBER P.C. ONLYGROUP S.A. PROJECT AGORA SINGLE MEMBER P.C. RECKITT BENKISED HELLAS S.A. UPTRADE P.C. AEGEK CONSTRUCTING S.A. EL CAFE S.A.
34	Mixed use building with underground parking area	47 Agiou Konstantinou Street, Marousi, Attica	960,84	3.265,08	5.197.987	4.594.190	7.351.000	0,91%	Mixed Use	ADAPTA VIST LIMITED GREEK BRANCH LOLA S.A. TTS TELECOM SINGLE MEMBER LTD R ENERGY 1 S.A. R ENERGY 1 HOLDINGS MALIOTAKIS - TASOPOULOU PHARMACY O.E.
35	Office building with underground auxiliary area	Gravias Street, 3 & Granikou, Maroussi, Attica	1.632,46	3.274,80	4.584.448	3.219.747	7.322.000	0,91%	Office	AGRICULTURAL BANK OF GREECE S.A. UNDER COMPULSORY LIQUIDATION
36	Office building with underground parking area	6 Patroklou Street & Gkyzi, Maroussi, Attica	980,58	3.003,33	3.533.344	2.685.906	7.123.000	0,89%	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	0,87%	Office	VACANT
38	Mixed use building with underground parking area	Mesogeion 515, Ag. Paraskevi, Attica	2.102,62	4.692,36	4.289.154	5.042.030	6.583.000	0,82%	Mixed Use	ALSTOM TRANSPORT HELLAS S.A. HYDRUS ENGINEERING S.A. CASA DI PATSI S.A.
39	Retail store with underground auxiliary area	19 Labraki & Metaxa Streets, Glyfada, Attica	214,86	550,30	5.680.636	3.602.306	6.506.000	0,81%	Retail	KALOGIROU 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	5.587.000	0,69%	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	4.998.000	0,62%	Logistics	SYNERGY IN SUPPLY S.A.
42	Retail store with underground auxiliary area	24, Voukourestiou, Athens, Attica	41,46	138,00	2.521.680	1.902.670	4.776.000	0,59%	Retail	IMAMOGLIOU P.C.
43	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	4.497.000	0,56%	Office	HUAWEI TECHNOLOGIES S.A.
44	Logistics	Peuka Spyridona, Aspropyrgos, Attica	11.739,43	4.910,74	4.000.000	4.322.498	4.475.000	0,56%	Logistics	ALOCOP LTD
45	Retail store	16-18 Ermou, Athens, Attica	8,47	109,62	2.584.879	1.964.581	4.468.000	0,56%	Retail	YAMA HELLAS S.A.
46	Mixed use building with underground auxiliary area	12-14 Katouni Street & 1 Mitropoleos, Thessaloniki, Thessaloniki	482,79	1.719,26	2.327.612	1.912.624	4.231.000	0,53%	Mixed use	AKRON LADADIKA SINGLE MEMBER S.A. ERNST & YOUNG BUSINESS ADVISORY SOLUTIONS
47	Logistics	Melissia, Aspropyrgos, Attica	11.340,50	5.261,34	2.769.851	2.383.567	4.218.000	0,52%	Logistics	SEAGULL SINGLE MEMBER S.A.
48	Underground parking station in "Ethrio" shopping center	40 Agiou Konstantinou, Sfakiriass, Sina & Dionysou Streets, Maroussi, Attica	1.733,00	16.285,00	4.318.842	12.593.658	3.410.000	0,42%	Parking Station	CITYZEN PARKING & SERVICES S.A. HOLMES PLACE EAST MED BV METRO S.A.

A/A	DESCRIPTION OF PROPERTY				VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active as at 31.12.2025)		
	DESCRIPTION OF LAND & BUILDINGS	LOCATION & ADDRESS	SURFACE IN SQM		ACQUISITION VALUE	TAXABLE VALUE	FAIR VALUE	% ON TOTAL INVESTMENTS				
			LAND	BUILDING								
49	Mixed use building with underground parking area	269 Kifissias Avenue & Mitropolitou Iakovou, Kifissia, Attica	684,24	1.343,88	2.650.682	2.633.980	3.015.000	0,37%	Mixed Use	TP-LINK ENTERPRISE HELLAS SMPK CANDIA WAKE UP IN THE MEDITERRANEAN KENTRO TEXNON PLAKAS S.A.		
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	2.893.000	0,36%	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	2.825.000	0,35%	Retail	FF OPSKO 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	2.737.000	0,34%	Mixed Use	KARENTA S.A. BEING ESSENTIAL CONSULTING		
53	Retail store with underground auxiliary area	9 Kassaveti Street, Kifissia, Attica	135,00	251,91	1.417.905	1.580.598	2.629.000	0,33%	Retail	ANCHO FOOD GROUP LTD		
54	Logistics	Magoula, Aspropyrgos, Attica	6.797,32	4.948,01	1.160.720	1.936.537	2.152.000	0,27%	Logistics	D.I.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	1.973.000	0,25%	Mixed Use	PREMIER CAPITAL HELLAS SINGLE MEMBER S.A.		
56	Retail store	1 Filellinon & Othonos Street, Athens, Attica	12,72	134,15	744.913	1.066.995	746.000	0,09%	Retail	VACANT		
57	Retail store with underground auxiliary and parking area	207 Patision Street & Skalistiri, Athens, Attica	181,25	456,00	1.129.140	937.865	550.000	0,07%	Retail	VACANT		
58	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3.200,00	1.517,80	962.822	717.278	385.000	0,05%	Gas Station	HELLENIC FUELS S.A.		
INVESTMENT PROPERTIES TOTAL (A1)			421.471,61	390.861,07	527.438.105	336.950.006	629.739.000	78,32%				
59	Office building with underground parking area	94 Vasilissis Sofias Avenue & 1 Kerasountos, Athens, Attica	1.111,90	5.329,58	25.477.522	14.055.488	38.394.000	4,78%	Office	VACANT - Under refurbishment		
60	Office building with underground auxiliary area	7, Heraklitou, Kolonaki, Athens, Attica	405,75	1.692,38	6.917.378	5.364.047	7.821.000	0,97%	Office	VACANT - Under refurbishment		
61	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%	-	-		
62	Land Plot with building	275th km of National Road Athens-Thessaloniki, 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	33.016.024	19.726.737	46.256.000	5,75%				
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			437.363,47	398.692,09	560.454.129	356.676.743	675.995.000	84,08%				
(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 31.12.2025)			
		LAND	BUILDING									
1	Shares of "MILITOS KTIMITIKI SINGLE MEMBER S.A."			53.744.241	370,65	53.744.241	6,68%	As at 31.12.2025, TRASTOR R.E.I.C. held 100% of the share capital of "MILITOS KTIMITIKI SINGLE MEMBER S.A." (i.e. 145,000 shares), which had full ownership of the property below, with a fair value of € 84,202,605, based on the valuation report from P. Danos & Associates S.A..				
	Logistics, Varymatsi - Ano Fousa, Aspropyrgos, Attica	185.109,64	76.468,44					Logistics	SKLAVENTITIS			
2	Shares of "SALERCO SINGLE MEMBER S.A."			21.473.534	137,05	22.749.915	2,83%	As at 31.12.2025, TRASTOR R.E.I.C. held 100% of the share capital of "SALERCO SINGLE MEMBER S.A." (i.e. 166,000 shares), which had full ownership of the property below, with a fair value of € 22,105,000, based on the valuation report from P. Danos & Associates S.A..				
	Office building with underground auxiliary and parking area, 11-13, Timoleonos Vassou, Athens, Attica	935,59	5.415,21					Office	E-TRAVEL			
3	Shares of "TRASTOR SYMMETOCHON SINGLE MEMBER S.A."			18.000.000	0,62	20.609.730	2,56%	As at 31.12.2025, 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 31.12.2025, 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 € 40,340,000, 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)			187.485,23	93.261,21	93.217.775,21	97.103.886	12,08%					
(C) CASH DEPOSITS												
A/A	TYPE OF DEPOSITS					BALANCE	% OF TOTAL INVESTMENTS					
1	Cash					440	0,00%					
2	Cash Deposits					6.725.031	0,84%					
3	Restricted Cash Deposits					9.191.540	1,14%					
TOTAL CASH AND EQUIVALENTS (C)						30.917.011	3,85%					
TOTAL INVESTMENTS (A + B + C)						804.015.897	100,00%					
(D) RECEIVABLES, OTHER ASSETS & LIABILITIES												
A/A	TYPE					BALANCE						
1	Receivables					4.205.127						
2	Other assets					1.194.503						
3	Liabilities					394.114.199						
(E) TOTAL ASSETS % ANALYSIS												
				31.12.2025	31.12.2024	31.12.2023						
				Audited	Audited	Audited						
	Total Assets according to IFRS			805.529.416	703.104.968	502.932.609						
	Total property value			675.995.000	630.459.000	448.240.000						
	% Property value on Total Assets			83,92%	89,67%	89,13%						
	Total Investments in Securities (acquisition cost)			93.217.775	18.000.000	20.403.054						
	% Investments in securities on Total Assets			11,57%	2,56%	4,06%						
	Total Cash & Equivalents			30.917.011	35.725.301	17.534.642						
	% Cash & Equivalents on Total Assets			3,84%	5,08%	3,49%						
	Total Receivables and Other Assets			5.399.630	18.920.667	16.754.913						
	% Total Receivables and Other Assets on Total Assets			0,67%	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 56 of above table (A).												
3. On the Company's properties numbered 1 up to 55, 57, 59 up to 60 as at 31.12.2025 there is a property lien of total amount of € 534,500 thous., in favor of "Piraeus Bank S.A." and "Eurobank Bank S.A.".												
4. The vacant areas of the Company's properties represent 2.0% 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 31.12.2025, according to the requirements of Law 5193/2025.												
8. The amounts are presented in euro, rounded to the nearest unit.												
THE CHAIRMAN OF THE BOARD OF DIRECTORS			Athens, February 26th 2026				THE VICE CHAIRMAN OF THE BOARD OF DIRECTORS AND CHIEF EXECUTIVE OFFICER				THE FINANCE MANAGER	
LAMBROS PAPAPOPOULOS IDENTITY CARD NO. 700587							TASSOS KAZINOS IDENTITY CARD NO. 669747				IOANNIS LETSIOS IDENTITY CARD NO. A01060173	

For submission to the Hellenic Capital Market Commission

Purpose of this Agreed-Upon 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 period ended December 31, 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 period ended on December 31, 2025, for which we will issue a separate Audit 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-Upon 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 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 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 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 year ended 31 December 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 year ended 31 December 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 31 December 2025 and/or with the respective data 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 31 December 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 December 31, 2025.	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, 2025.
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 audited from us accounting records of the Company for the year ended 31 December 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 31 December 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 audited from us accounting records of the company for the year ended 31 December 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 31 December 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 audited from us accounting records for the year ended 31 December 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 audited from us accounting records for the year ended 31 December 2025.
6. To examine whether the financial information included in the above-mentioned Statement of Investments has been extracted from the Company's audited accounting records for the year ended 31 December 2025.	The financial information included in the above-mentioned Statement of Investments agrees with the audited accounting records maintained by the Company for the year ended 31 December 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, February 27, 2026

The Certified Public Accountant

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