

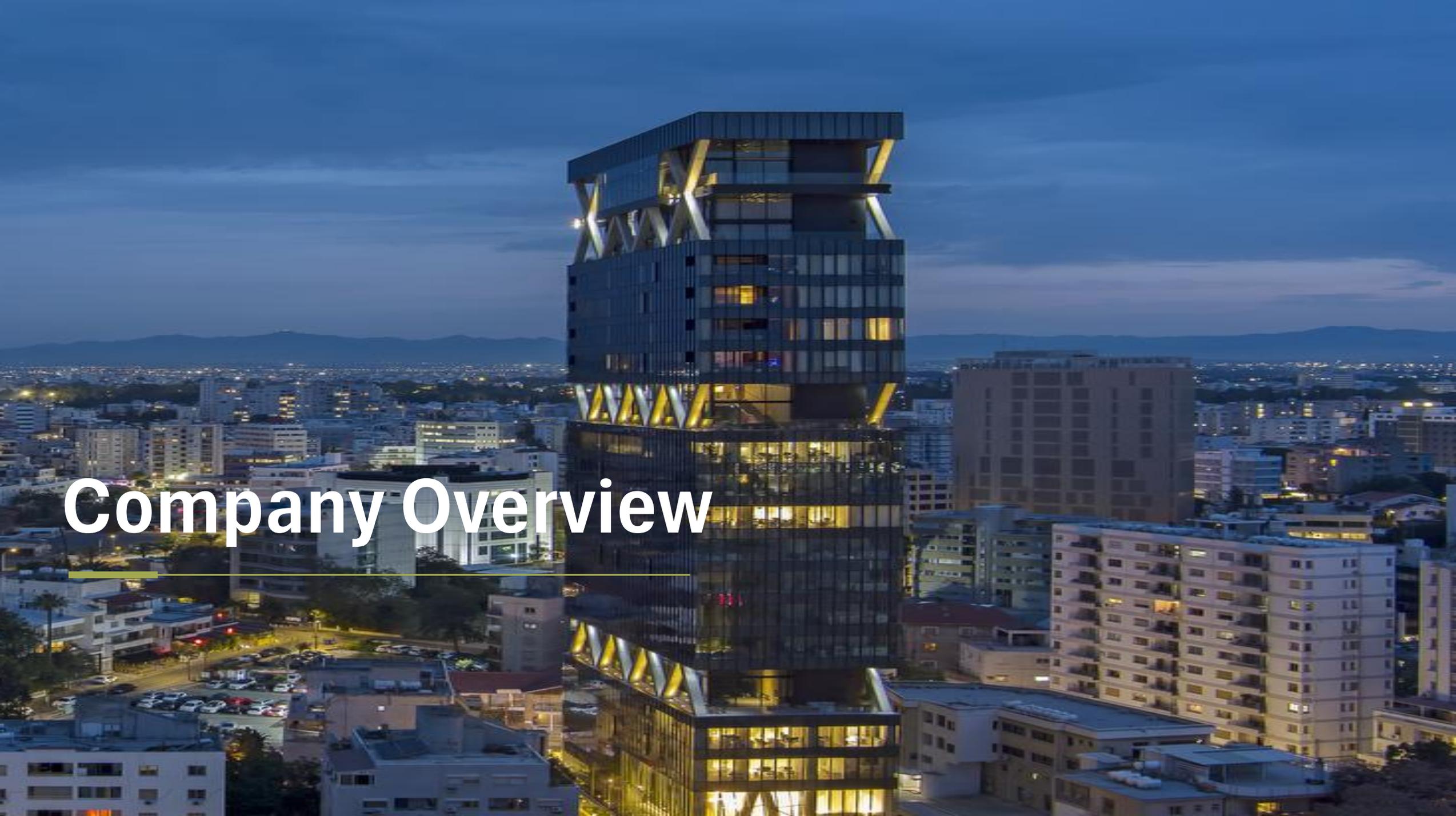
Corporate Presentation

December 2025



Contents

02	07	17	22	26
Company Overview	Portfolio Overview	Sustainability	Financial Statements	Governance & Team



Company Overview

Who We Are



Company Profile

- Established market presence with **prime asset portfolio**
- **Landmark office properties** with strong value-add potential
- Pioneer in **Green Logistics** among Greek REICs
- Consistent and **attractive dividend policy**
- **Backed by Piraeus Bank** for stability and access to capital



Value Creation Drivers

- Maximizing occupancy and rental income stability
- Delivering sustainable cash flows and enhanced returns
- Unlocking capital appreciation & long-term shareholder value
- Selective (re)developments to improve risk profile



Commitment To Sustainability

- LEED/BREEAM certified properties
- GRESB participation and benchmarking
- Focus on energy upgrades and refurbishments
- Long-term alignment with ESG and emerging market trends

TRASTOR at a Glance

TRASTOR
PROPERTY INVESTMENTS

1st REIC

Listed on AthEx

€822.6M

GAV

#109 Tenants

6.4%

Gross Yield⁽¹⁾

#65

Assets

492.0K

Sqm GBA

98.0%

Occupancy

6.1 yrs

WAULT

€40.6M

Reported GRI

€30.1M

Adj. EBITDA

€328.1M

Bank Debt

€26.3M

Cash

€49.7M

Annualized GRI

€14.0M

Adj. EPRA Earnings

48.3%

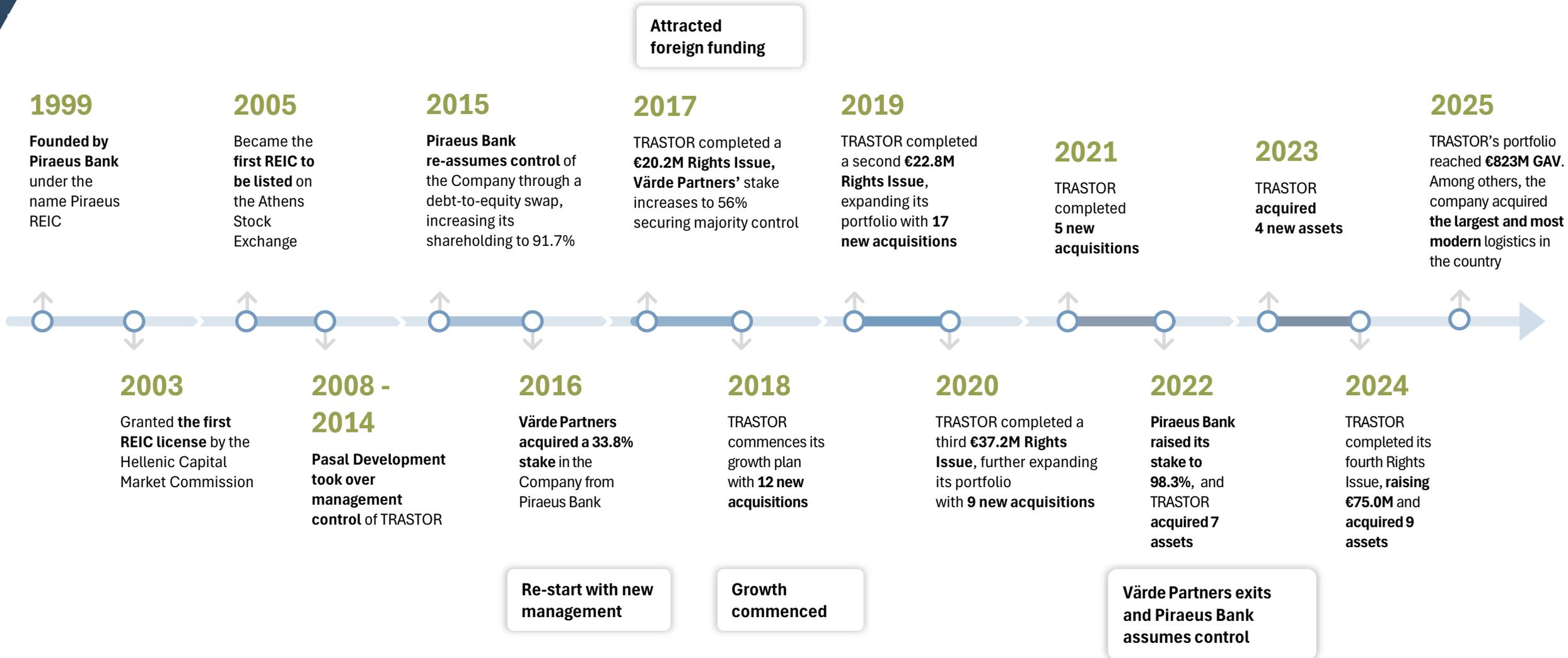
Net LTV

€1.697

NAV per share

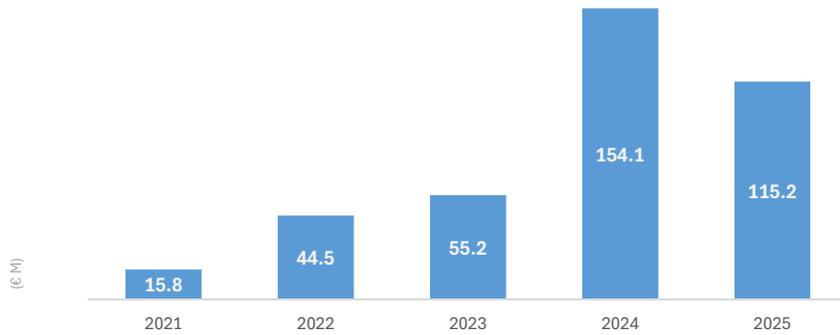
⁽¹⁾ Based on Annualized Rental Income and calculated on available-to-let assets

A Restart & Turnaround Story

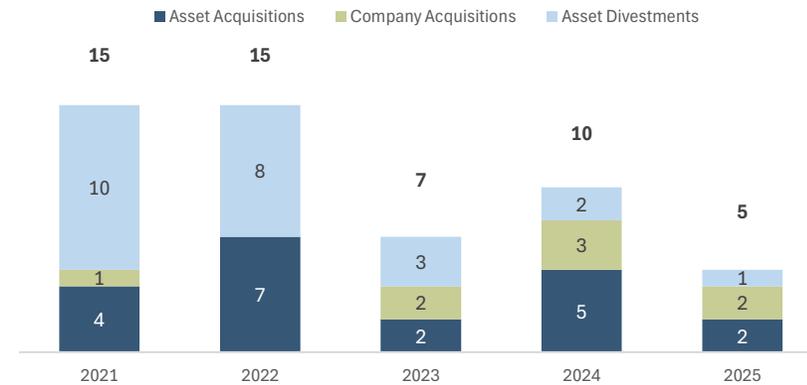


Strategic Capital Deployment - last 5 yrs

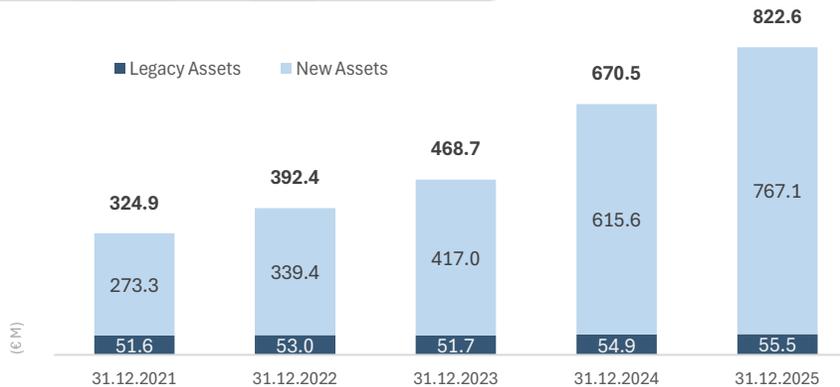
Capital Deployed⁽¹⁾



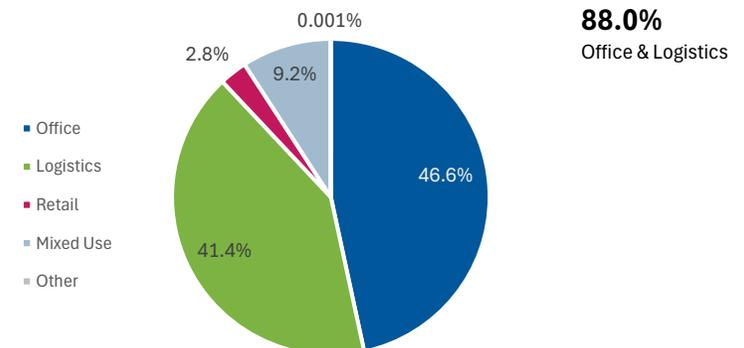
Total Deals



GAV Evolution



Capital Allocation by Asset Type



⁽¹⁾ Net of acquisition costs and Capex

Portfolio Overview



A Trophy Platform

Office & Mixed Use

Viva HQ



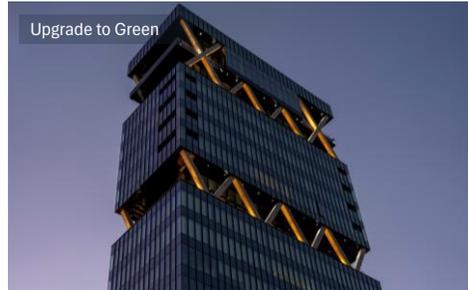
Sector	Office
Location	Maroussi
GBA	19,744 sqm
Certification	BREEAM - Excellent

18-20 Sorou Str



Sector	Office
Location	Maroussi
GBA	14,669 sqm
Certification	BREEAM - Very Good

Labs Tower



Sector	Mixed Use
Location	Nicosia
GBA	11,378 sqm
Certification	Expected

34 Amarousiou Chalandriou Str



Sector	Office
Location	Maroussi
GBA	6,016 sqm
Certification	LEED - Gold

94 Vas Sofias Av



Sector	Office
Location	Athens CBD
GBA	5,330 sqm
Certification	LEED - Gold

7 Heraklitou Str



Sector	Office
Location	CBD
GBA	1,692 sqm
Certification	LEED - Silver

Logistics

Aspropyrgos, Ano Fousa



Sector	Logistics
Location	Aspropyrgos
GBA	76,468 sqm
Certification	LEED - Gold

Aspropyrgos, Rikia



Sector	Logistics
Location	Aspropyrgos
GBA	22,351 sqm
Certification	LEED - Silver

Aspropyrgos, Patima



Sector	Logistics
Location	Aspropyrgos
GBA	24,080 sqm
Certification	LEED - Gold

Aspropyrgos, Melissa



Sector	Logistics
Location	Aspropyrgos
GBA	8,705 sqm
Certification	LEED - Gold

Strong Tenants Supporting Recurring Revenue

Office

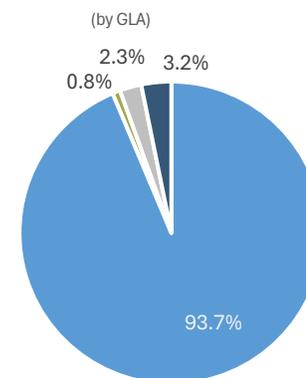
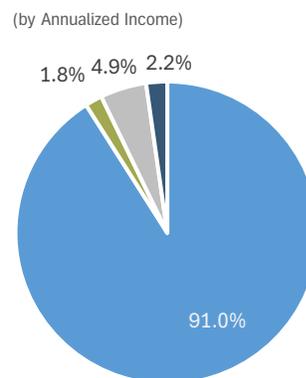
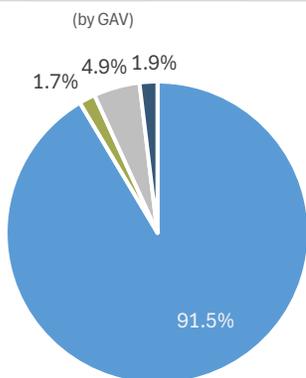
Logistics

Retail

Other

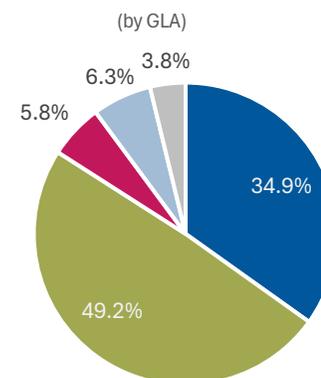
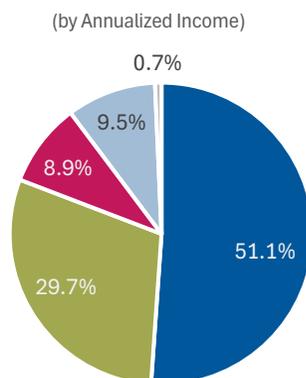
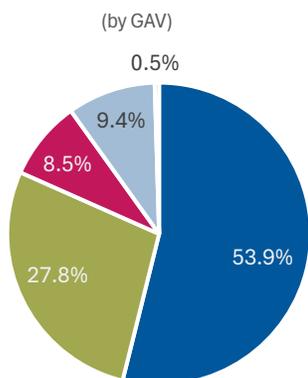
Portfolio Positioning

Geographic Focus



● Attica ● Thessaloniki ● Cyprus ● Other

Asset Focus



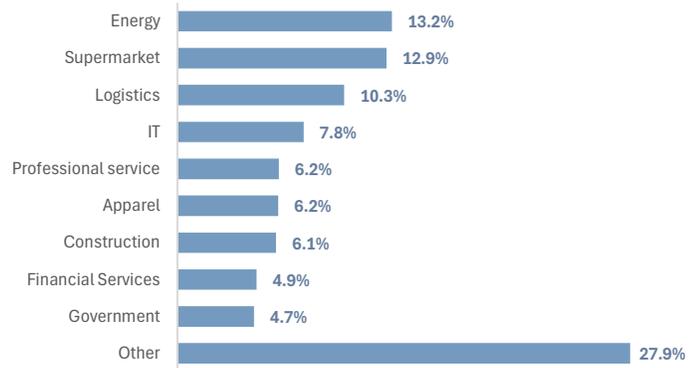
● Office ● Logistics ● Retail ● Mixed Use ● Other

* Other Area include: Rest of Greece. Other Asset Type include Gas Station/Parking Station/Land Plots

Tenant Mix

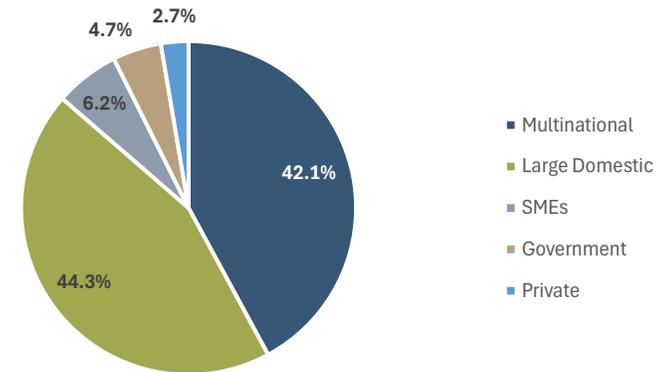
Income by Sector

(Calculated on Annualized Income)



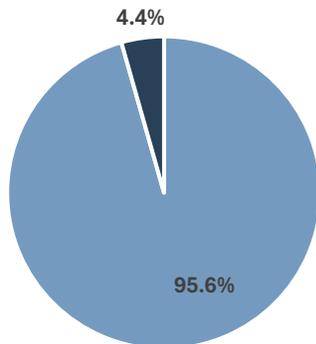
Tenant Mix

(Calculated on Annualized Income)



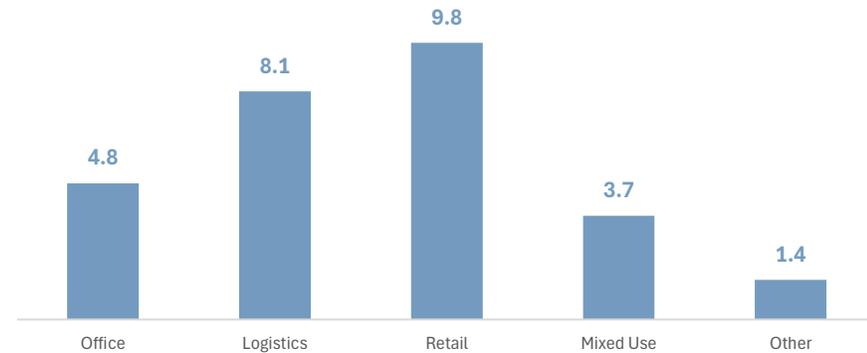
Lease Agreements linked to CPI

(Calculated on Annualized Income)

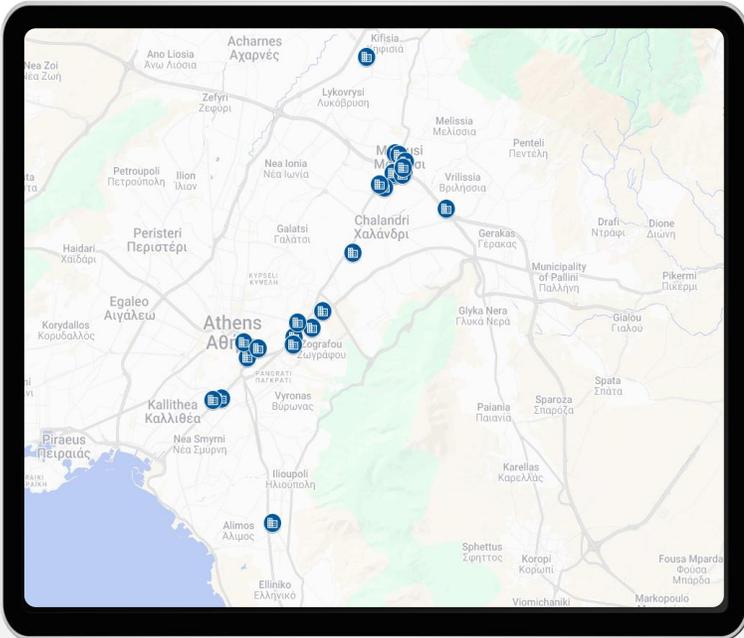


95.6%
indexed with CPI, TOR
or step-up

WAULT



The Office Portfolio



26
of Assets

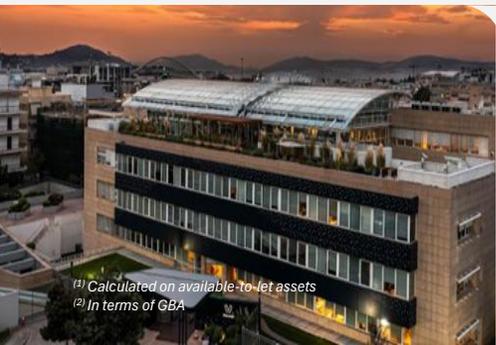
€ 443.2M
GAV

21.8%
LEED Certified⁽²⁾

171.6K m²
GBA

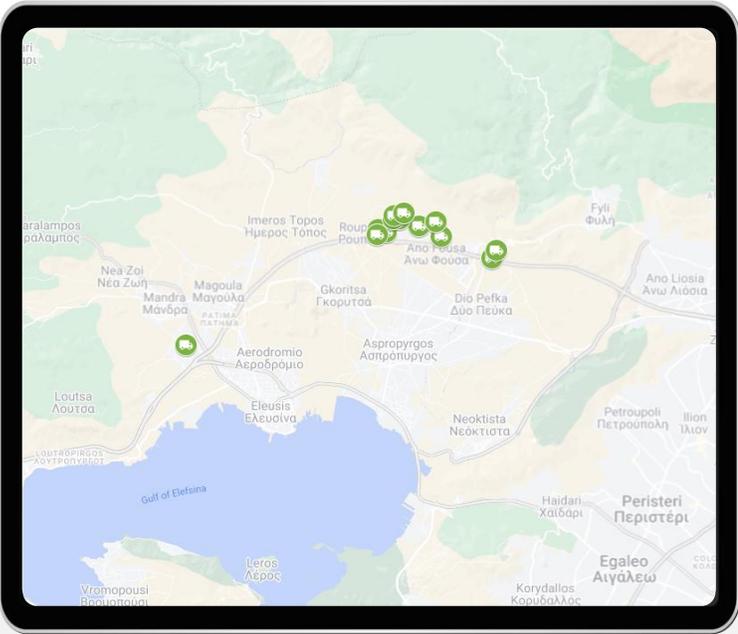
95.5%
Occupancy⁽¹⁾

53.9%
of Total GAV



⁽¹⁾ Calculated on available-to-let assets
⁽²⁾ In terms of GBA

The Logistics Portfolio



14
of Assets

€ 228.6M
GAV

59.4%
LEED Certified⁽¹⁾

242.0K m²
GBA

100.0%
Occupancy

79.1%
Constructed after 2020⁽²⁾



⁽¹⁾ In terms of GAV, "Aspropyrgos, Ano Fousa" logistics obtained green certification in January 2026.
⁽²⁾ In terms of GBA

The Retail Portfolio

High-Street Retail

7

of Assets

€38.9M

GAV

3.8K m²

GBA

100.0%

Occupancy

Other Retail

5

of Assets

€30.7M

GAV

24.8K m²

GBA

94.4%

Occupancy



Voukourestiou Str



Voukourestiou Str



Tsimiski Str



Chalandri



Alimos



Komotini

The Mixed-Use Portfolio & Other Assets

Mixed-Use

8

of Assets

€37.1M

GAV

19.7K m²

GBA

95.0%

Occupancy

Other Assets⁽¹⁾

4

of Assets

€3.8M

GAV

18.6K m²

GBA

100.0%

Occupancy



Kifisia



Kifisias Ave



Mesogeion



Heraklion, Crete



Thessaloniki

⁽¹⁾ Includes legacy properties: 1 gas station, 1 parking station, and 2 land plots

Cyprus Portfolio

The Best Office & Residential Tower in Nicosia





Sustainability

ESG Integration in our Strategy

Sustainable Growth, Responsible Investments

TRASTOR was one of the first real estate companies to recognize the significant impact of ESG factors on its investment portfolio's sustainability and profitability.

The Company has integrated the principles of Sustainable Development into its operations, acknowledging that these principles are essential for its long-term growth.



Sustainable Properties

Priority to energy efficiency, responsible construction and eco-friendly building materials



Community & Social Impact

Enhancing tenant well-being, supporting local businesses, and fostering inclusive communities



Strong Governance

Focus on transparency, ethical decision-making, and responsible investment practices

- Independent & Diverse Board of Directors
- Robust Compliance & Risk Management
- Shareholder Rights & Transparency
- Strengthening the Internal Audit System
- Annual reassessment of the internal regulatory framework
- Strengthening information systems and cybersecurity practices
- Extension of ESG risk management

Our Priorities



Sustainable Growth

Expand our portfolio with green assets and a strong ESG strategy



Carbon Reduction

Lower operational and embodied carbon through energy-efficient solutions



Transparency & Reporting

Uphold high ESG reporting standards for accountability.



Tenant Emissions

Implement initiatives to help tenants reduce carbon footprints



Green Financing & Compliance

Leverage green financing while aligning with EU Taxonomy and CSRD.



Renewable Energy

Integrate solar, wind, and other renewables into our properties

Green Asset Strategy



In 2017, TRASTOR had no Green-certified assets.

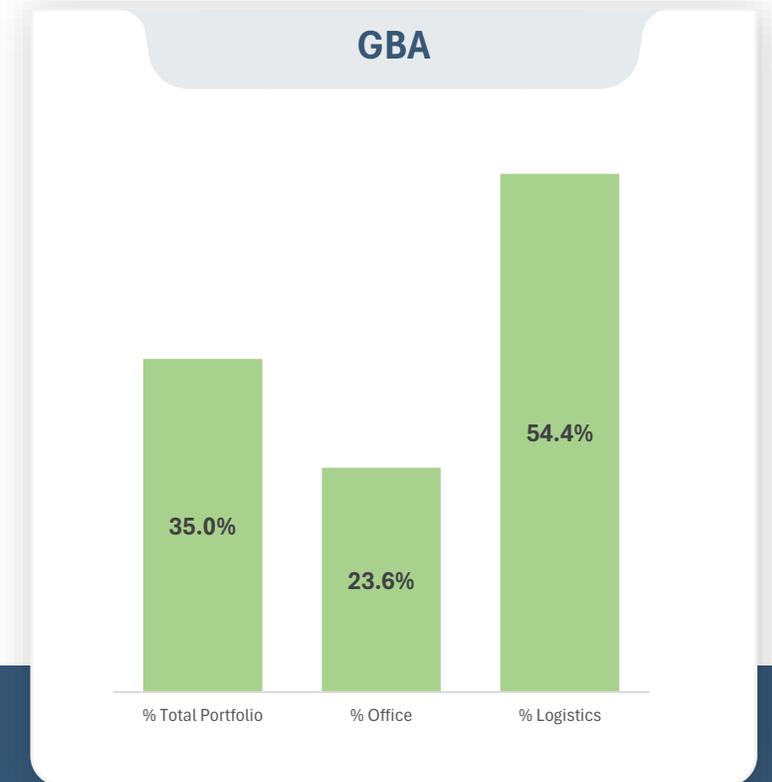
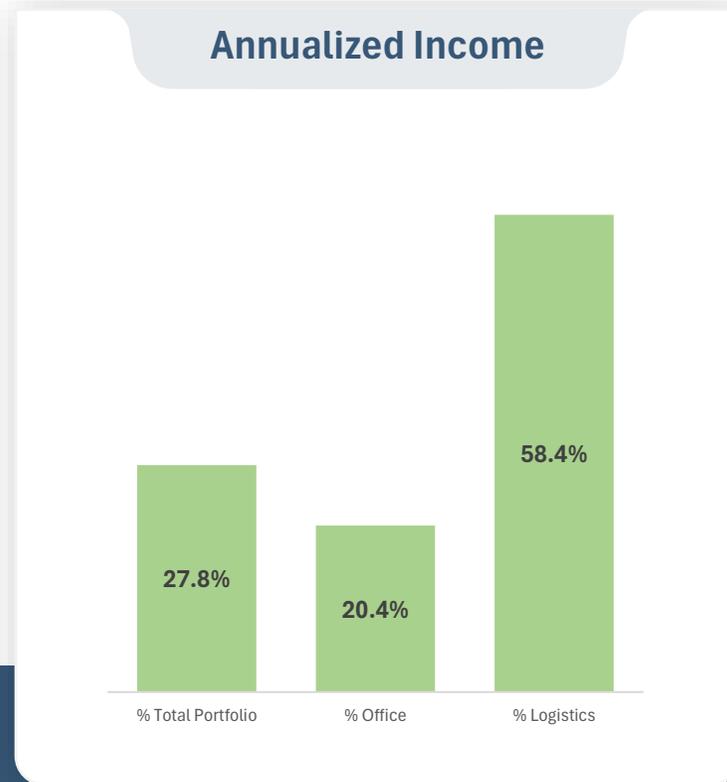
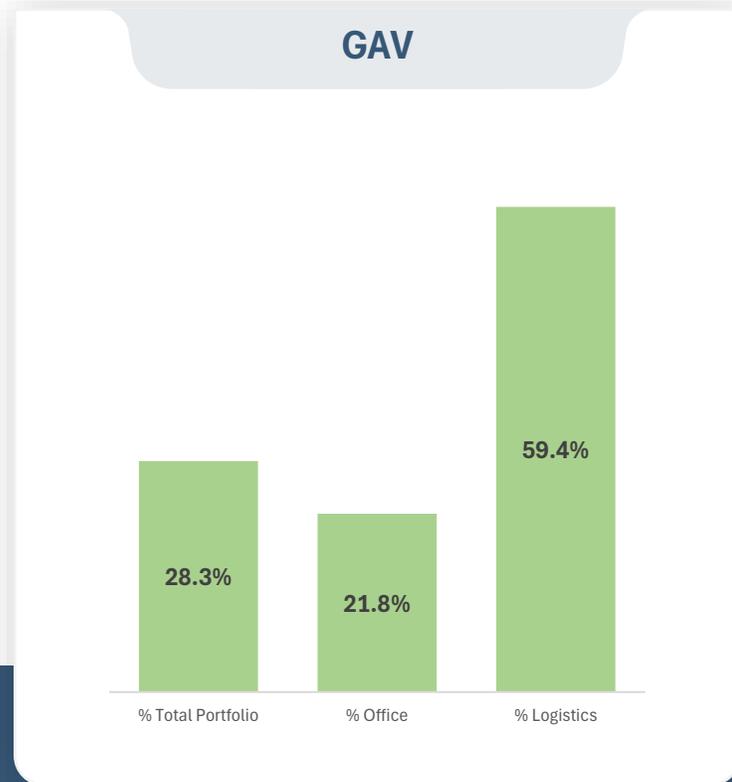
Since 2023, we have embarked a bold transformation strategy with a clear ambition: to have at least **one-third of our assets green-certified by the end of 2026** and position TRASTOR as the **market leader in Green Logistics** in Greece.

This rapid transition toward sustainable assets reflects our strong commitment to building a **resilient and environmentally responsible portfolio**. By integrating green building certifications, we are not only reducing environmental impact but also **enhancing the long-term value and attractiveness** of our properties.

Our strategy aligns with the **growing market demand** for energy-efficient, sustainable real estate, ensuring that TRASTOR remains a **future-ready investment platform**.

Core Business Areas

Our Green Portfolio



Increasing our Green Footprint



Meeting growing demand

Financial Statements



BALANCE SHEET - GROUP (€ '000)	31.12.2021	31.12.2022	31.12.2023	31.12.2024	31.12.2025
ASSETS					
Non-current assets					
Tangible assets	76	57	48	31	77
Right-of-use assets	192	210	1.100	1,015	865
Intangible assets	20	140	313	335	331
Investment properties	323,075	387,848	465,080	670,502	822,643
Other receivables	4,066	1,038	849	1,070	1,530
Total Non-current assets	327,428	389,294	467,390	672,953	825,446
Current assets					
Trade receivables	1,289	1,279	2,032	1,385	1,347
Other receivables	622	8,775	13,344	15,385	2,206
Cash and cash equivalents	16,079	17,843	12,793	34,410	26,336
Restricted cash	7,818	8,794	5,174	6,306	12,444
Total Current assets	25,808	36,691	33,342	57,485	42,333
Properties held for sale	1,855	4,502	3,590	-	-
TOTAL ASSETS	355,090	430,486	504,322	730,438	867,779

BALANCE SHEET - GROUP (€ '000)	31.12.2021	31.12.2022	31.12.2023	31.12.2024	31.12.2025
EQUITY AND LIABILITIES					
EQUITY					
Capital and reserves attributable to equity holders of the parent					
Share capital	75,364	75,766	76,180	122,369	122,369
Share premium	31,586	31,586	31,586	112,349	112,441
Convertible Bond loan	-	-	43,740	-	-
Reserves	39,009	39,319	38,658	40,394	41,773
Retained earnings	35,115	65,645	84,032	110,237	138,718
Total Equity	181,073	212,315	274,195	385,348	415,301
LIABILITIES					
Non-current liabilities					
Retirement benefit obligations	63	58	77	95	114
Borrowings	147,293	188,753	216,828	284,206	424,366
Tangible fixed assets lease liabilities	50	172	953	828	680
Investment properties lease liabilities	16,908	16,659	-	-	-
Other non-current liabilities	3,725	4,111	5,157	7,244	8,355
	168,670	209,753	223,015	292,373	433,516
Current liabilities					
Trade and other payables	2,247	3,175	3,532	5,982	7,496
Borrowings	2,474	4,553	2,212	44,937	10,086
Tangible fixed assets lease liabilities	152	40	176	238	248
Investment properties lease liabilities	300	260	-	-	-
Current tax liabilities	173	390	1,192	1,560	1,131
	5,347	8,419	7,112	52,717	18,962
Total Liabilities	174,017	218,171	230,126	345,090	452,478
TOTAL EQUITY AND LIABILITIES	355,090	430,486	504,322	730,438	867,779

PROFIT & LOSS STATEMENT - GROUP (€ '000)	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025
Rental income from investment properties	18,138	21,689	25,452	30,551	40,598
Invoiced maintenance & Common charges	999	1,347	1,570	1,542	1,988
Total Income	19,137	23,036	27,112	32,093	42,585
Unrealised gains on revaluation from investment properties	16,935	26,020	19,659	29,441	24,488
(Loss) / Gain on sale of investment properties	794	811	163	154	227
Property expenses	(4,326)	(5,259)	(5,168)	(6,011)	(7,486)
Staff costs	(1,878)	(1,964)	(2,564)	(2,703)	(2,934)
Other operating expenses	(1,208)	(1,594)	(1,489)	(1,921)	(2,075)
Provision for asset impairment	(63)	0	(54)	(63)	(2,030)
Depreciation of tangible assets	(220)	(214)	(275)	(311)	(371)
Other income	125	71	2	18	57
Result from operating activity	29,297	40,908	37,386	50,697	52,462
Financial income	83	55	110	765	78
Financial expense	(6,024)	(6,451)	(12,769)	(15,018)	(13,823)
Profit before tax	23,356	34,512	24,726	36,445	38,718
Income tax	(339)	(573)	(2,077)	(3,038)	(2,392)
Profit after tax	23,017	33,940	22,649	33,407	36,326

Governance & Team

4 Tenant D
3 Tenant C
2 Tenant B
1 Tenant A
0 Reception

 Gravias
Building

Organizational Chart



An Experienced Management Team With Proven Track Record

TASSOS KAZINOS



Chief Executive Officer

- 31 years of experience in the UK, USA, India and Greece
- Joined TRASTOR in 2015
- Worked for Piraeus Bank, Bain & Co, Argo Capital Management, and Arts Alliance. Served as an Executive Board Member of the Albert Abela Corporation

Qualifications

- MBA, Harvard Business School
- BSc Economics, London School of Economics

GEORGE FILOPOULOS



Chief Investment Officer

- 23 years of experience
- Joined TRASTOR in 2015
- Worked for Piraeus Bank and Cushman Wakefield

Qualifications

- Executive Certificates, Harvard GSD
- MSc Real Estate Economics & Finance, London School of Economics
- BSc Economics, Panteion University

APHRODITE AVRAMEA



Chief Financial Officer

- 25 years of experience
- Joined TRASTOR in 2025
- Worked for Ellaktor Group, Piraeus Bank, Intrum Hellas and Marfin Egnatia Bank

Qualifications

- MA Finance, Harvard University
- MBA, City University of New York
- BSc Economics, National and Kapodistrian University of Athens
- CFA Charterholder

GEORGE THEODOROPOULOS



Asset & Portfolio Manager

- 20 years of experience
- Joined TRASTOR in 2015
- Worked for Piraeus Bank, Marfin Group, and Virgin Group (UK)

Qualifications

- BSc (Hons) Management & Systems, Cass Business School
- Diploma in Property Valuation

DIMITRIS POLYCHRONOPOULOS



Head of Legal, Compliance Officer

- 24 years of experience
- Joined TRASTOR in 2017
- Worked as head of Legal in companies in the telecoms, travel & tourism, and real estate sector

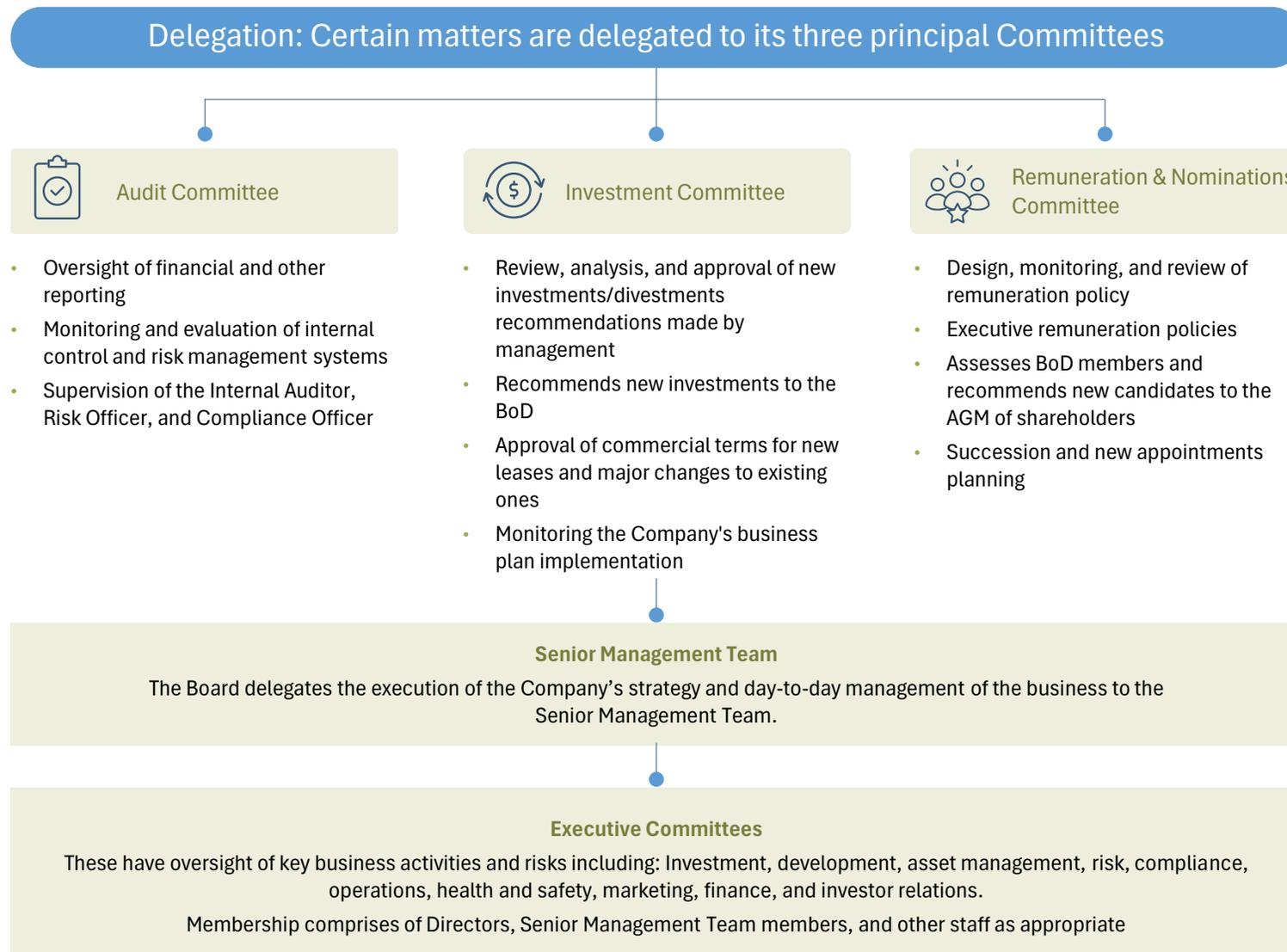
Qualifications

- LLM, University of Warwick
- LLB, Democritus University
- Taxation Diploma, AUEB

Pillars

Board of Directors

- Responsible for the long-term success of the Group
- Provides leadership and direction to the Group on its culture, values, and ethics
- Sets strategy and oversees its implementation
- Agrees risk appetite and is responsible for risk oversight
- Responsible for corporate governance
- Monitors and controls the overall financial performance of the Group
- Appoints Senior Management Team



Governance is an integral part of what we do

Directors and Committees' Members

Board of Directors

→ **Lambros Papadopoulos**
 Chairman, Independent Non-Executive Member

→ **Tassos Kazinos**
 Vice Chairman, CEO, Executive Member

→ **Ioannis Vogiatzis**
 Non-Executive Member

→ **George Kormas**
 Non-Executive Member

→ **Jeremy Greenhalgh**
 Independent Non-Executive Member

→ **Susana Poyiadjis**
 Independent Non-Executive Member

→ **Dimitrios Ragias**
 Non-Executive Member

→ **Artemisia Kourkoumeli**
 Non-Executive Member

Committees



AUDIT COMMITTEE

Susana Poyiadjis (Chairwoman)

- Artemisia Kourkoumeli
- Lambros Papadopoulos



INVESTMENT COMMITTEE

Tassos Kazinos (Chairman)

- Ioannis Vogiatzis
- George Kormas
- Dimitrios Ragias



REMUNERATION & NOMINATIONS COMMITTEE

Jeremy Greenhalgh (Chairman)

- George Kormas
- Susana Poyiadjis

Multinational composition with **strong experience**

A Diverse and Independently Minded Board with Strong Multinational Experience

LAMBROS PAPADOPOULOS

Chairman of the Board
 Independent Non-Executive Member
 Audit Committee Member
Appointed: July 2017

- 30 years of professional experience
- Worked for Ernst & Young (Audit and Corporate Finance) and Citigroup (Head of Analysis for the Greek Stock Market)
- Chairman of the Cyprus Asset Management Company

Qualifications

- B.A.(Hons) Accounting with Computing, University of Kent
- Member of the Institute of Chartered Accountants in England and Wales

TASSOS KAZINOS

Vice Chairman
 CEO, Executive Member
 Investment Committee Chairman
Appointed: June 2015

- 31 years of professional experience in the UK, USA, India and Greece
- Worked for Piraeus Bank, Bain & Co, Argo Capital Management, and Albert Abela Corporation

- MBA, Harvard Business School
- BSc Economics, London School of Economics

IOANNIS VOGIATZIS

Non-Executive Member
 Investment Committee Member
Appointed: March 2022

- 27 years of professional experience in alternative investments and distressed asset management
- CEO & CIO of Strix Asset Management, an Irish private equity firm. Worked for NBGI Private Equity and Citigroup Venture Capital International

- MBA, Ecole Nationale des Ponts et Chaussées
- MEng in Chemical Engineering, University of Birmingham

GEORGE KORMAS

Non-Executive Member
 Investment Committee Member
 Remuneration Committee Member
Appointed: December 2018

- 22 years of professional experience in banking, real estate and tourism
- He served as Advisor to the Governor of the BoG, worked for the ECB, General Manager and Executive Committee member of PB, CEO of Piraeus Real Estate and PICAR
- RICS Fellow (FRICS)

- MSc in Business Administration, Banking and Finance, Justus-Liebig-Universität Gießen (JLU) in Germany
- BSc (Vordiplom) in Economics and Management Sciences, Justus-Liebig-Universität Gießen in Germany

JEREMY GREENHALGH

Independent Non-Executive Member
 Remuneration Committee Chairman
Appointed: February 2017

- 44 years of professional experience
- 24 years in corporate finance in London and New York for UBS, Goldman Sachs, and Hambros Bank
- 20 years as an Independent finance consultant

Qualifications

- MBA, Harvard Business School
- MA Natural Sciences, Cambridge

SUSANA POYIADJIS

Independent Non-Executive Member
 Audit Committee Chairwoman
 Remuneration Committee Member
Appointed: April 2021

- 25 years of professional experience
- Senior Partner of Nexia Poyiadjis, Cyprus

- LLB (Hons) Law, University of Bristol
- Member of the Institute of Chartered Accountants in England and Wales

DIMITRIS RAGIAS

Non-Executive Member
 Investment Committee Member
Appointed: November 2023

- 18 years of professional experience
- Head of the Group Real Estate Unit of Piraeus Group, CEO of Piraeus Real Estate S.A. and PICAR S.A.

- MBA, INSEAD Business School
- B.Sc./M.Sc. in Civil Engineering, Aristotle University of Thessaloniki

ARTEMIS KOURKOUMELI

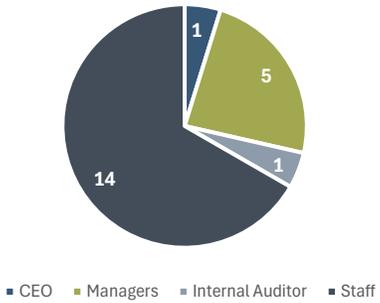
Non-Executive Member
 Audit Committee Member
Appointed: March 2025

- 27 years of professional experience in banking, strategic planning, risk management, and project management
- Credit Analyst at Citibank, Associate at Morgan Stanley, Head of Securitizations & Participations at Piraeus Bank

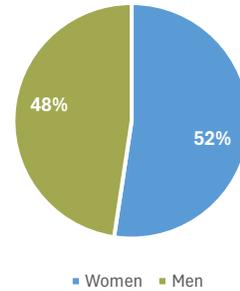
- MSc in International Banking and Financial Studies, Heriot-Watt University
- B.Sc. in Economics, National and Kapodistrian University of Athens

Our Team

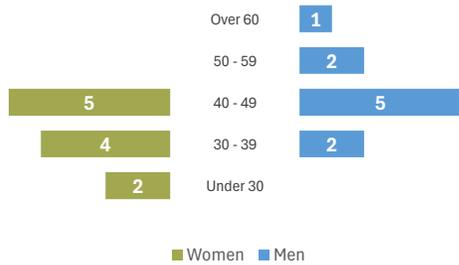
Employees by Position



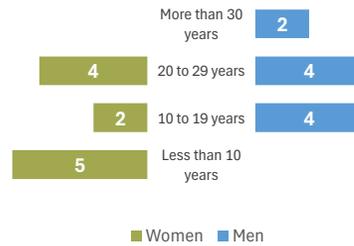
Employees by Gender



Employees by Age Group



Employees by Years of Experience



21
People



42
Average Age



19
Avg Years of Experience

Length of service



8 years & 8 month
for management



6 years & 3 months
for staff

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Website

<https://trastor.gr>



E-mail

info@trastor.gr



LinkedIn

Trastor REIC

