TRASTOR
PROPERTY INVESTMENTS

H1 2026
Investment Schedule

JULY 2026

H1 2026 Portfolio at a Glance

66
ASSETS

€867m ▲ +5.4%
GROSS ASSET VALUE

€18.3m
2.2% valuation uplift
REVALUATION GAINS · H1 (2)

99.3% ▲ +1.3 pp
OCCUPANCY(1)

493.7k sqm
GLA

6.3yrs
WAULT

€54.8M ▲ +10.2%
ANNUALIZED RENTAL INCOME (2)

6.6%
GROSS YIELD(3)

(1) Calculated on available-to-let areas
(2) Expected to be reported in the H1 2026 Financial Statements
(3) Calculated on income producing areas & based on annualized rental income expected to be reported in the H1 2026 Financial Statements

Successful share capital increase

Following the successful €150m share capital increase, TRASTOR entered H1 2026 with a strengthened capital base and increased capacity to execute its expanded investment program

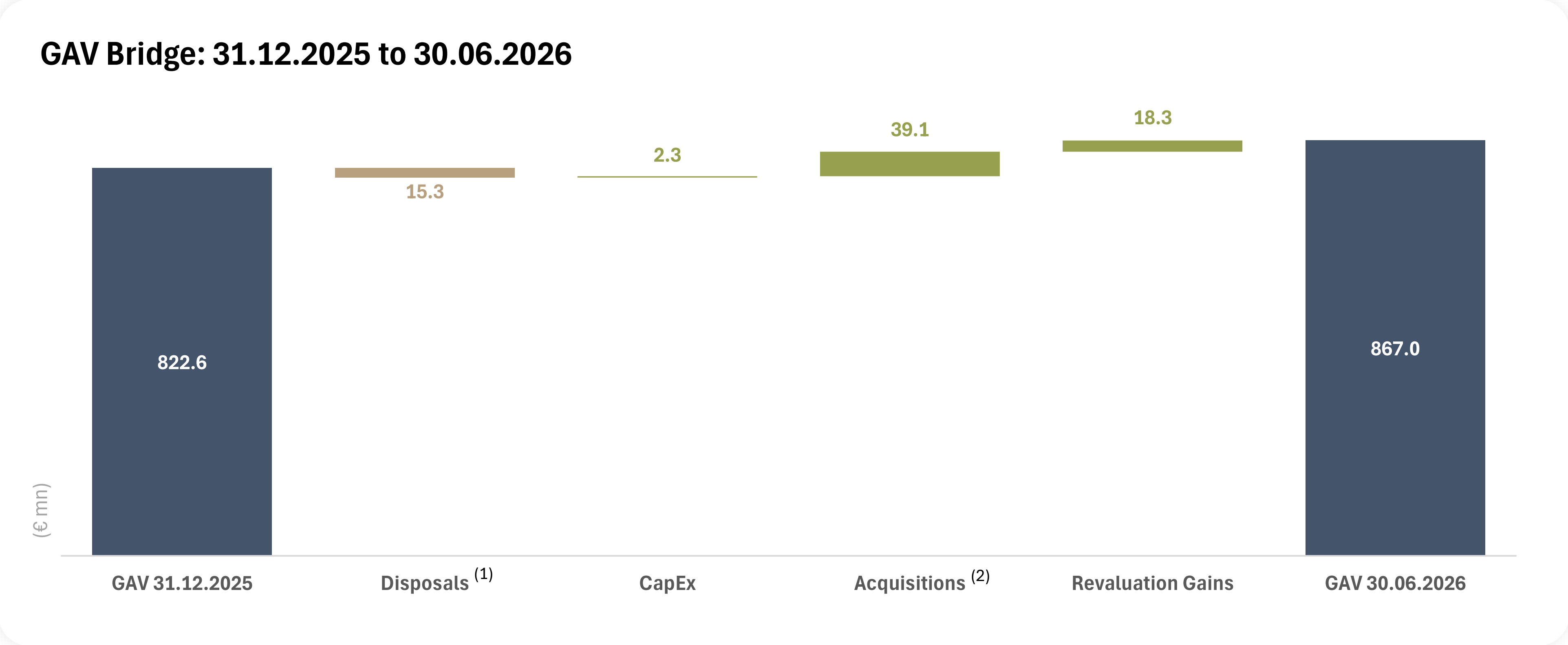
Selective capital deployment

The Company deployed capital into three centrally located Athens assets, combining manage-to-core opportunities with an income-producing CBD acquisition, while targeted disposals supported capital recycling and portfolio optimization

Enhanced balance sheet flexibility

Positive valuation performance, led by Office and Logistics, further strengthened the portfolio. TRASTOR enters H2 2026 with enhanced liquidity and flexibility to pursue growth while maintaining disciplined capital allocation and risk management

Portfolio Growth Bridge



(1) Book value of disposed assets, (2) Include acquisition cost

Active capital deployment and portfolio recycling

- GAV growth in H1 2026 was driven by selective acquisitions, targeted capex and positive valuation performance, while disposals reflected the Company's disciplined approach to capital recycling
- The €18.3m valuation uplift was primarily generated by the Office and Logistics segments, highlighting the embedded value creation potential of the portfolio

H1 2026 Transaction Highlights

Acquisitions · Strengthening our presence in prime central Athens locations

Mixed Use Building - 8 Kar. Servias, Athens

Mixed Use	Athens CBD
Consideration	€26m
GBA	6,469 sqm
Under redevelopment	

Manage-to-core repositioning opportunity

Office Building - 1 Apellou, Athens

Office	Athens CBD
Consideration	€7.3m
GBA	5,129 sqm
Vacant	

Value-add opportunity in a prime location

Office Building - 58 Athinas, Athens

Office	Athens CBD
Consideration	€5.4m
GBA	3,826 sqm
Fully let to EYDAP	

Selective acquisition enhancing income visibility

The acquisitions completed during H1 2026 further enhanced TRASTOR's exposure to centrally located office & mixed use assets, consistent with the Company's strategy of building a high-quality portfolio in sectors with resilient occupier demand, including selective manage-to-core initiatives

Disposals · Disciplined capital recycling

Office Building - Maroussi

Disposal proceeds	€7.7m

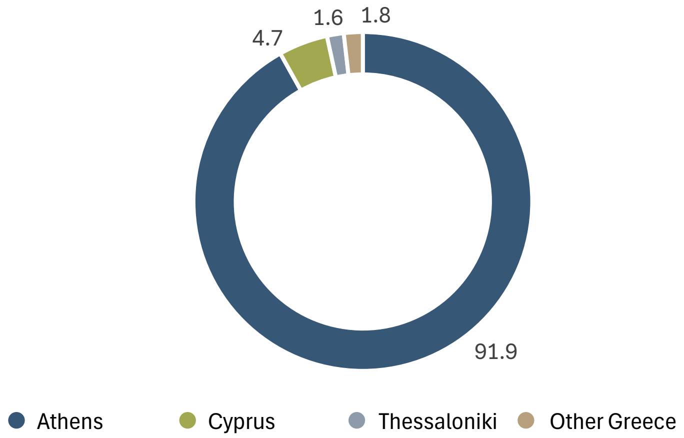
Mixed Use Building - Maroussi

Disposal proceeds	€9.9m

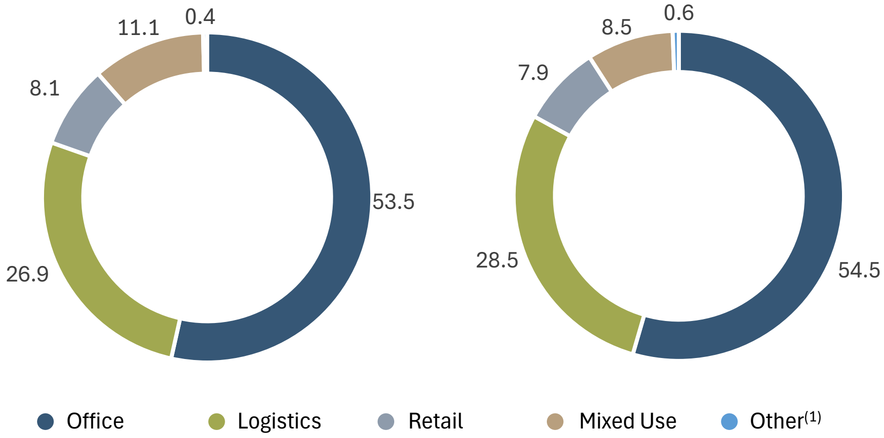
Two selective disposals generated €17.6m in proceeds, realizing €2.3m above their aggregate book value as of December 31, 2025, equivalent to a blended premium of 15.2%

Portfolio Mix & Income Quality

Geographic Spread



Portfolio Composition



High occupancy and a diversified tenant base underpin resilient recurring income

91%
High-Quality Tenants(2)

96%
Indexed Leases(3)

43%
of annualized rental income from Top 10 tenants

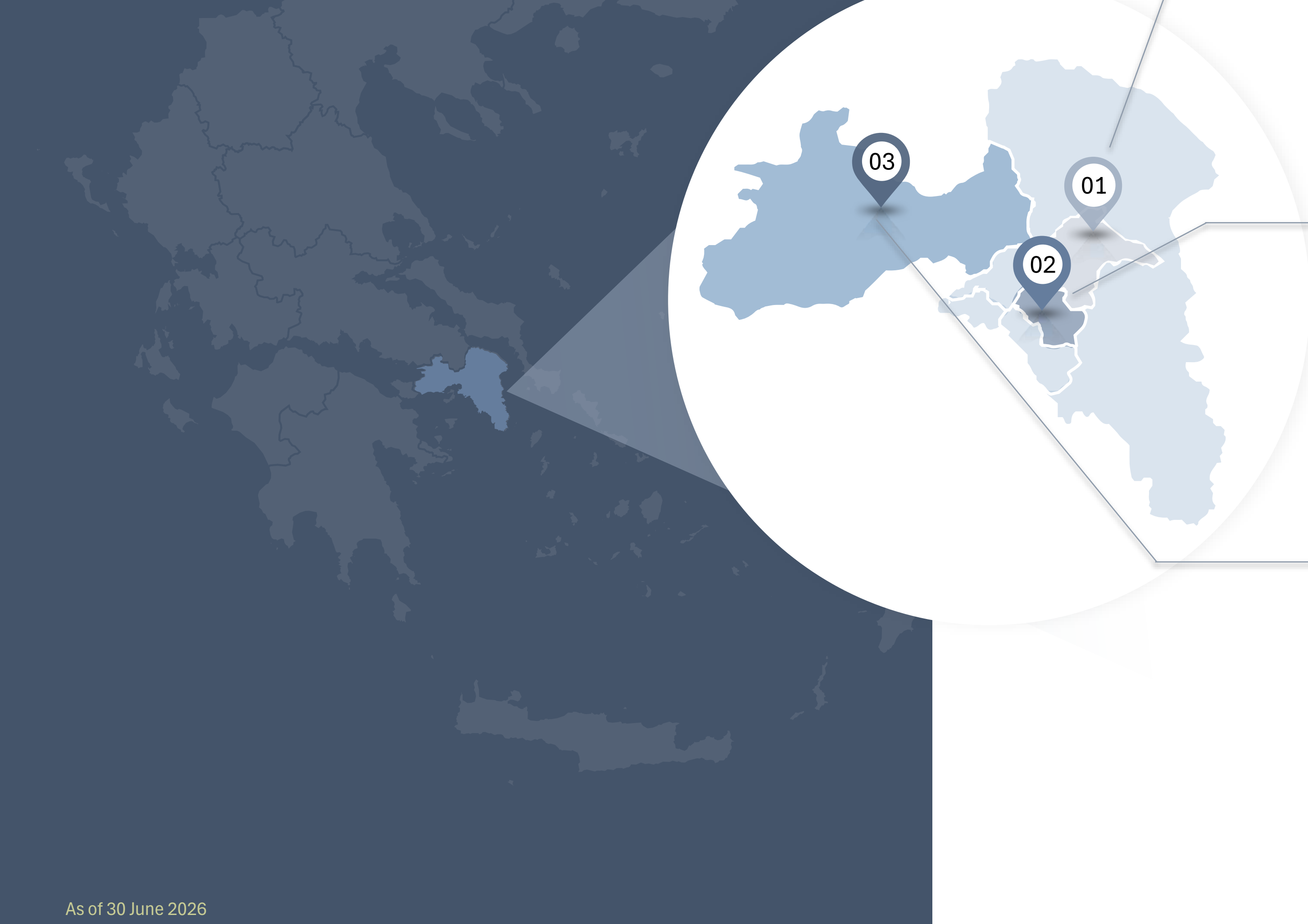
27%
Green Certified Assets

(1) Other: Gas Station / Parking Station / Land Plots, (2) Includes multinationals, large domestic corporates and public-sector entities, (3) Indexed with CPI, TOR or Step-up Clauses

As of 30 June 2026

Strategic Geographic Positioning

80% of GAV positioned across three key Athens clusters



Office - North Athens

#14 Assets	**€233.6M** GAV
28.3% of Total Annualized Income	**26.9%** of Total GAV

Office & Mixed Use - CBD

#14 Assets	**€256.4M** GAV
26.2% of Total Annualized Income	**29.6%** of Total GAV

Logistics - West Attica

#14 Assets	**€233.1M** GAV
28.5% of Total Annualized Income	**26.9%** of Total GAV

As of 30 June 2026

Key Revaluation Drivers

Top 10 assets generated €11.7m, representing 63.9% of H1 2026 total revaluation gains

THE80

Fair Value	€ 38.4m
Δ Fair Value	€ 2.7m
Δ%	7.6%

Militos

Fair Value	€ 86.2m
Δ Fair Value	€ 2.0m
Δ%	2.4%

5 Korai Str.

Fair Value	€ 11.0m
Δ Fair Value	€ 1.8m
Δ%	20.0%

2 Propodidos Str, Vrilissia

Fair Value	€ 8.9m
Δ Fair Value	€ 1.0m
Δ%	12.2%

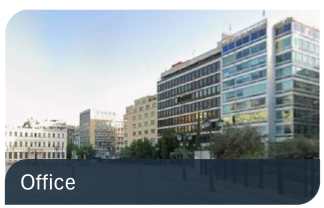
Kronos Building

Fair Value	€ 16.1m
Δ Fair Value	€ 0.7m
Δ%	4.9%

11-13 Tim. Vassou Str

Fair Value	€ 22.8m
Δ Fair Value	€ 0.7m
Δ%	3.3%

1 Apellou Str



Fair Value	€ 8.1m
Δ Fair Value	€ 0.7m
Δ%	9.7%

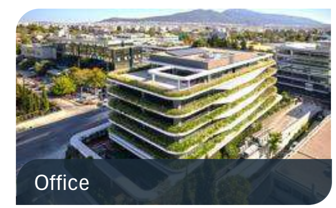
184 Michalakopoulou Str

Fair Value	€ 19.6m
Δ Fair Value	€ 0.6m
Δ%	3.3%

94 Vas Sofias Av

Fair Value	€ 39.9m
Δ Fair Value	€ 0.6m
Δ%	1.5%

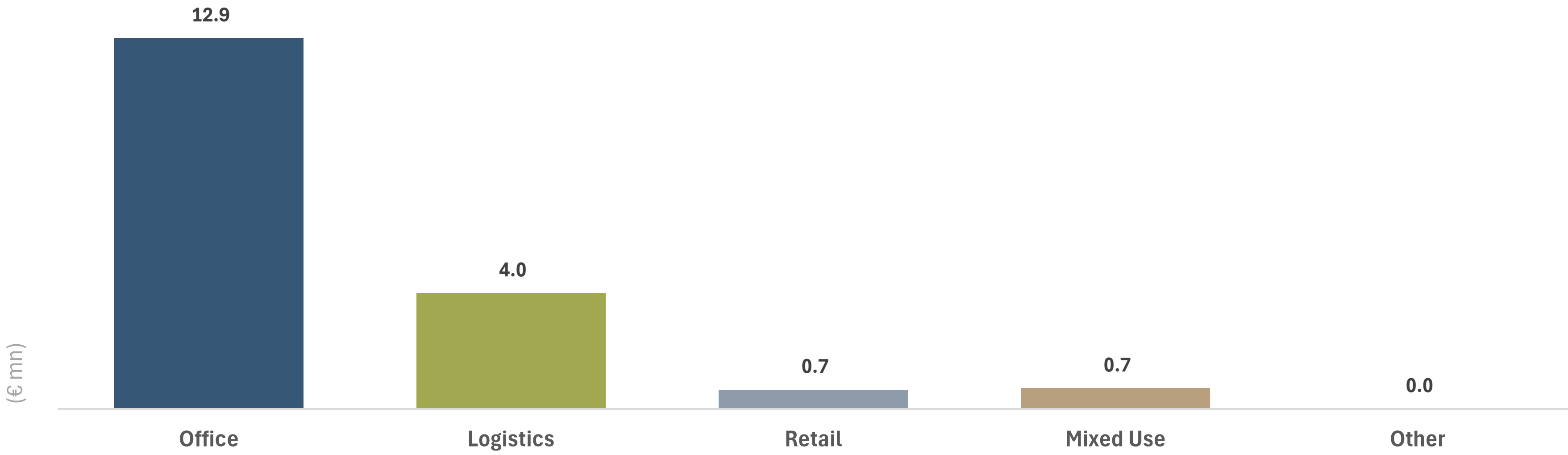
Albatross Building



Fair Value	€ 26.8m
Δ Fair Value	€ 0.8m
Δ%	2.9%

Value Creation by Asset Type

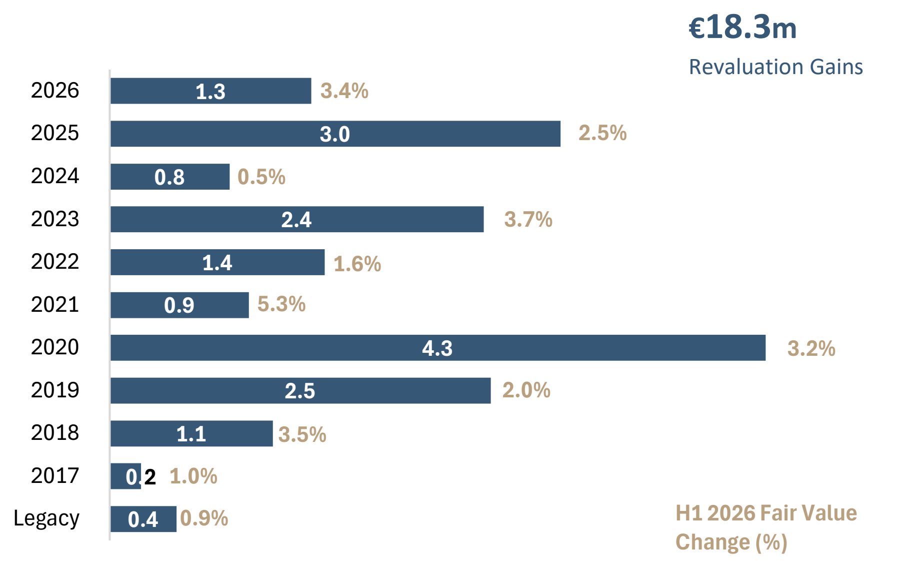
H1 2026 Revaluation Gains by Asset Type



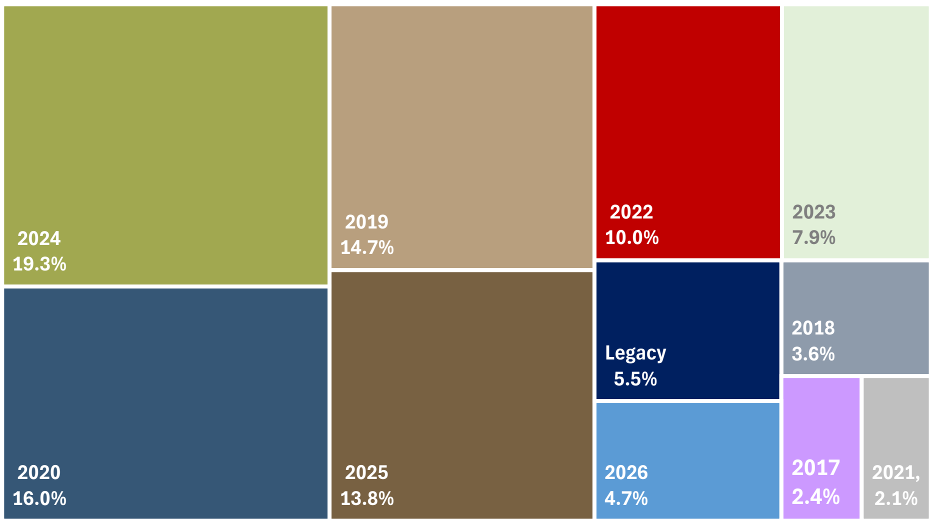
- **Office** assets continue to outperform, generating **70.4% of total revaluation gains** from 53.5% of portfolio value
- **Logistics** delivered a further **22.0% of gains**, supported by continued positive market fundamentals
- Together, Office and Logistics generated 92.4% of total portfolio revaluation gains, reinforcing TRASTOR's focus on its two core investment sectors

Value Creation by Acquisition Vintage

Net Fair Value Change by Acquisition Year



Allocation of Investment Values by Acquisition Year



The **2020 acquisition vintage is the strongest performer,** generating €4.3m (23.4% of total gains) from assets representing 16.0% of portfolio GAV

Assets acquired during 2025-2026 contributed €4.3m of revaluation gains, indicating that the recent acquisition program has already been value-accretive

Investments completed since 2024 **account for 37.8% of portfolio GAV,** reflecting the accelerated portfolio transformation

As of 30 June 2026

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