

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 2026 (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 30.06.2026)
	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	94 Vasilissis Sofias Avenue & 1 Kerasountos, Athens, Attica	1.111,90	5.329,58	26.388.467	14.055.488	39.878.000	4,19%	Office	INDEPENDENT POWER TRANSMISSION OPERATOR SA (IPTO)
2	Office building with underground auxiliary and parking area	80 Michalakopoulou, Athens, Attica	2.004,68	9.694,44	27.852.672	19.347.872	38.398.000	4,03%	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	18-20 Amarousiou - Chalandriou Ave., Marousi, Attica	5.981,13	19.743,79	33.644.073	14.165.502	35.865.000	3,77%	Office	VIVA WALLET HOLDINGS - SOFTWARE DEVELOPMENT S.A.
4	Office building with underground parking area	16 Amarousiou - Chalandriou Ave., Marousi, Attica	6.201,59	21.412,29	26.954.784	16.182.167	35.529.000	3,73%	Office	AVAX S.A.
5	Office building with underground parking area	18 Sorou & Amarousiou - Chalandriou Ave., Marousi, Attica	6.506,91	10.201,75	34.320.320	12.043.275	35.432.000	3,72%	Office	HD INSURANCE PLC MINERVA FUELS SERVICES (GREECE) SINGLE MEMBER P.C. PRINCIPIA ENERGY GENERATION SINGLE MEMBER S.A.
6	Logistics Complex	Roupaki, Aspropyrgos, Attica	78.650,50	32.092,91	20.155.763	17.900.003	32.929.000	3,46%	Logistics	DELATOLAS EXPRESS CARGO S.A. WESTnet DISTRIBUTION SINGLE MEMBER S.A. SARANTIS TRANS ANONYMI METAFORIKI ETAIRIA
7	Office building with underground auxiliary and parking area	34 Amarousiou - Chalandriou Ave. & 9 Chimarras, Marousi, Attica	2.703,13	6.016,08	19.863.532	11.445.384	26.797.000	2,81%	Office	HENKEL HELLAS S.A. HILTI HELLAS OPENBET HELLAS S.A.
8	Logistics	Rikia, Aspropyrgos, Attica	44.991,30	22.350,88	17.068.440	14.787.800	22.105.000	2,32%	Logistics	M AND M MILITZER S.A. ALPHAOMEGA PHARMA LOGISTICS S.A.
9	Office building with underground auxiliary and parking area	109-111, Mesogeion Av., Athens, Attica	1.017,59	6.950,34	19.483.855	6.012.659	22.100.000	2,32%	Office	ENAOA SUSTAINABLE NETWORKS SINGLE MEMBER S.A.
10	Logistics	Patima, Aspropyrgos, Attica	30.269,28	24.079,81	20.033.500	16.265.716	21.331.000	2,24%	Logistics	LOGISTICS SOLUTIONS S.A.
11	Office building with underground parking area	72 Ethnikis Antistaseos, Chalandri, Attica	4.193,00	4.639,55	20.535.147	4.946.670	20.780.000	2,18%	Office	HELLENIC REPUBLIC
12	Office building with underground parking area	184 Michalakopoulou & Rapsanis, Athens, Attica	1.233,00	5.748,69	17.800.889	6.057.275	19.554.000	2,05%	Office	PPC S.A. COSMOTE TELEKOM TOWERS
13	Office building with underground parking area	87 Syngrou Avenue, Athens, Attica	1.390,65	9.432,95	14.959.030	12.159.988	18.557.000	1,95%	Office	PIRAEUS BANK S.A.
14	Office building with underground parking area	11 Fragkoudi & Alex. Pantou, Kallithea, Attica	4.585,14	14.959,51	15.577.406	11.639.605	16.245.000	1,71%	Office	HELLENIC REPUBLIC
15	Office building with underground parking area	49 Agiou Konstantinou, Maroussi, Attica	3.806,99	4.736,78	9.468.992	8.278.960	16.140.000	1,70%	Office	DECA S.A. INSTANT MANAGED OFFICES LTD YPOK/MA ALLODAPIS PROCTER & GAMBLE HELLAS SINGLE MEMBER LTD
16	Retail store with underground auxiliary area	5-7 Lesvou & Andrianou, Chalandri, Attica	2.021,30	5.440,27	11.324.963	4.610.466	13.590.000	1,43%	Retail	ALFA-VITA VASILOPOULOS SINGLE MEMBER S.A.
17	Office building with underground auxiliary area	5 Korai, Athens, Attica	341,90	2.632,77	7.633.228	7.813.632	10.960.000	1,15%	Office	PIRAEUS BANK S.A.
18	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	10.495.000	1,10%	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 LIU DROGERIE SINGLE MEMBER S.A. LPP GREECE PETROVA PETYA ZAKCRET S.A. ALANELIS EYSTRATIOS KAISA LEMONIA & SIA E.E. TOLOGKOS I. & SIA E.E.
19	Office building with underground auxiliary area	205, Alexanras Avenue, Ampelokipoi, Attica	689,61	2.924,53	9.100.929	2.072.460	10.149.000	1,07%	Office	B.C.A. COLLEGE
20	Logistics	Dyo Pefka, Aspropyrgos, Attica	22.760,00	11.633,51	6.960.684	2.190.379	10.136.000	1,06%	Logistics	SYNERGY IN SUPPLY S.A.
21	Logistics	Kanali Mornou – Chasias-Kyriollou, Aspropyrgos, Attica	18.419,34	11.143,59	9.131.670	7.979.924	10.129.000	1,06%	Logistics	THOMADIS S.A.
22	Office building with underground auxiliary area	4 Gravias Street & Granikou, Maroussi, Attica	1.956,83	3.386,57	6.768.024	4.773.116	10.082.000	1,06%	Office	HELLENIQ ENERGY HOLDINGS S.A. PERRIGO HELLAS S.A.
23	Retail department store with underground auxiliary area	64 Tsimiski Street, Thessaloniki, Thessaloniki	302,20	2.322,74	8.657.769	6.033.214	10.040.000	1,05%	Retail	ITX HELLAS SINGLE MEMBER S.A.
24	Office building with underground parking area	29 Amarousiou - Chalandriou Ave., Marousi, Attica	2.440,49	4.356,77	7.241.582	5.120.078	9.273.000	0,97%	Office	AVAX S.A.
25	Logistics	Xeropigado, Mandra, Attica	18.993,94	17.015,60	8.639.322	4.884.090	9.215.000	0,97%	Logistics	GOLDAIR CARGO S.A.
26	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	8.940.000	0,94%	Office	BRISTOL - MYERS SQUIBB S.A.
27	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	8.765.000	0,92%	Office	ALANTRA CORPORATE SINGLE MEMBER S.A. HELLAS CAPITAL LEASING S.A. HF HELLENIC FINANCE SINGLE MEMBER S.A. OLIVER WYMAN LTD
28	Logistics	Melissia, Aspropyrgos, Attica	21.046,40	8.704,80	6.952.130	115.755	8.665.000	0,91%	Logistics	LOUKAS S.A.
29	Logistics	Rikia, Aspropyrgos, Attica	29.594,23	8.614,14	6.921.092	2.991.605	8.207.000	0,86%	Logistics	BMW HELLAS 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	7.992.000	0,84%	Office	HELLENIQ ENERGY HOLDINGS S.A.
31	Logistics	Schinezta, Aspropyrgos, Attica	21.362,29	9.093,37	6.320.018	3.116.179	7.729.000	0,81%	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	7.674.000	0,81%	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	7.627.000	0,80%	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 CAFÉ S.A.
34	Mixed use building with underground parking area	47 Agiou Konstantinou Street, Marousi, Attica	960,84	3.265,08	5.198.338	4.594.190	7.473.000	0,79%	Mixed Use	ADAPTAVIST 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	7.380.000	0,78%	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	7.189.000	0,76%	Office	METLEN ENERGY & METALS S.A.
37	Mixed use building with underground parking area	Mesogeion 515, Ag. Paraskevi, Attica	2.102,62	4.692,36	4.289.154	5.042.030	6.735.000	0,71%	Mixed Use	ALSTOM TRANSPORT HELLAS S.A. HYDRUS ENGINEERING S.A. CASA DI PATSI S.A.
38	Retail store with underground auxiliary area	19 Labraki & Metaxa Streets, Glyfada, Attica	214,86	550,30	5.680.636	3.602.306	6.555.000	0,69%	Retail	KALOGIROU S.A.
39	Office building with underground auxiliary area	58 Athinas, Athens, Attica	504,68	3.826,01	5.426.492	6.399.925	5.900.000	0,62%	Office	EYDAP S.A. HEDNO 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	5.588.000	0,59%	Retail	VIVENDO HELLAS SINGLE MEMBER S.A. DIAFANO SINGLE MEMBER S.A.
41	Logistics	Melissia, Aspropyrgos, Attica	13.758,57	5.702,38	3.102.367	2.505.599	5.056.000	0,53%	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	5.000.000	0,53%	Retail	IMAMOGLOU P.C.
43	Logistics	Melissia, Aspropyrgos, Attica	11.340,50	5.261,34	2.769.851	2.383.567	4.645.000	0,49%	Logistics	METAFORIKI PETRAKI S.A.
44	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	4.622.000	0,49%	Office	HUAWEI TECHNOLOGIES S.A.
45	Logistics	Peuka Spyridona, Aspropyrgos, Attica	11.739,43	4.910,74	4.000.000	4.322.498	4.606.000	0,48%	Logistics	ALOCOP LTD
46	Retail store	16-18 Ermou, Athens, Attica	8,47	109,62	2.584.879	1.964.581	4.532.000	0,48%	Retail	YAMA HELLAS S.A.
47	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	4.233.000	0,44%	Mixed use	AKRON LADADIKA SINGLE MEMBER S.A. ERNST & YOUNG BUSINESS ADVISORY SOLUTIONS
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	3.410.000	0,36%	Parking Station	CITYZEN PARKING & SERVICES S.A. HOLMES PLACE EAST MED BV METRO S.A.

DESCRIPTION OF PROPERTY				VALUE OF PROPERTY				CURRENT USE OF PROPERTY	TENANTS (active as at 30.06.2026)	
A/A	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 Kifisias Avenue & Mitropolitou Iakovou, Kifissia, Attica	684,24	1.343,88	2.650.682	2.633.980	3.067.000	0,32%	Mixed Use	CANDIA WAKE UP IN THE MEDITERRANEAN TP-LINK ENTERPRISE HELLAS SMPK 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	2.963.000	0,31%	Mixed Use	PIRAEUS BANK S.A.
51	Office building with underground parking area	23 Vouliagmenis Avenue & Tzavella, Glyfada, Attica	777,79	1.248,83	1.786.072	2.176.402	2.853.000	0,30%	Mixed Use	KNIGHT FRANK GREECE S.A. KARENTA S.A. BEING ESSENTIAL CONSULTING
52	Retail store with underground auxiliary area	16 Labraki & Metaxa Streets,Glyfada, Attica	49,42	207,00	1.924.030	877.133	2.838.000	0,30%	Retail	VACANT
53	Retail store with underground auxiliary area	9 Kassaveti Street, Kifissia, Attica	135,15	251,91	1.417.905	1.580.598	2.740.000	0,29%	Retail	ANCHO FOOD GROUP LTD
54	Logistics	Magoula, Aspropyrgos, Attica	6.797,32	4.948,01	1.160.720	1.936.537	2.171.000	0,23%	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	1.986.000	0,21%	Mixed Use	PIRAEUS BANK S.A. 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	0,08%	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	500.000	0,05%	Retail	VACANT
58	Gas station	11 Athinon Str & Heiden, Volos, Magnesia	3.200,00	1.517,80	962.822	717.278	386.000	0,04%	Gas Station	HELLENIC FUELS S.A.
INVESTMENT PROPERTIES TOTAL (A1)			420.342,25	386.309,03	545.765.600	347.161.282	674.482.000	70,85%		
59	Mixed use building with underground auxiliary area	8 Karagiorgi Servias, Athens, Attica	930,20	6.469,50	26.242.416	21.820.522	26.370.000	2,77%	Mixed Use	Under refurbishment NATIONAL BANK OF GREECE S.A. HEDNO S.A.
60	Office building with underground auxiliary area	7, Heraklitou, Kolonaki, Athens, Attica	405,75	1.692,38	7.609.891	5.364.047	8.559.000	0,90%	Office	Under refurbishment - VACANT
61	Office building with underground auxiliary area	1 Apellou, Athens, Attica	500,30	5.129,16	7.381.296	7.052.452	8.100.000	0,85%	Office	Under refurbishment HEDNO S.A.
62	Land Plot with building	National Road Athens-Thessaloniki Anthili interchange, Lamia, Phthiotis	7.495,82	639,40	544.061	272.862	33.000	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)			16.210,46	14.100,10	41.854.725	34.544.222	43.072.000	4,52%		
INVESTMENT PROPERTIES & LAND PLOTS TOTAL (A)			436.552,71	400.409,13	587.620.326	381.705.505	717.554.000	75,38%		
(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 30.06.2026)	
		LAND	BUILDING							
1	Shares of "MILITOS KTIMATIKI SINGLE MEMBER S.A."			53.744.241	396,55	57.500.235	6,04%	As at 30.06.2026, TRASTOR R.E.I.C. held 100% of the share capital of "MILITOS KTIMATIKI SINGLE MEMBER S.A." (i.e. 145,000 shares), which had full ownership of the property below, with a fair value of € 86,219,000, based on the valuation report from P. Danos & Associates S.A..		
	Logistics, Varymatsi - Ano Fousa, Aspropyrgos, Attica	185.109,64	76.468,44					Logistics	SKLAVENITIS	
2	Shares of "SALERCO SINGLE MEMBER S.A."			21.473.534	145,54	24.159.466	2,54%	As at 30.06.2026, 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 € 22,844,000, based on the valuation report from P. Danos & Associates S.A..		
	Office building with underground auxiliary and parking area, 11-13, Timoleontos Vassou, Athens, Attica	935,59	5.415,21					Office	E-TRAVEL	
3	Shares of "TRASTOR SYMMETOCHON SINGLE MEMBER S.A."			18.000.000	0,65	21.383.261	2,25%	As at 30.06.2026, 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 30.06.2026, 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 € 40,412,000, 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		103.042.962	10,82%		
(C) CASH DEPOSITS										
A/A	TYPE OF DEPOSITS					BALANCE	% OF TOTAL INVESTMENTS			
1	Cash					440	0,00%			
2	Cash Deposits					6.392.522	0,67%			
3	Restricted Cash Deposits					8.877.989	0,93%			
4	Time Deposits					116.100.000	12,20%			
TOTAL CASH AND EQUIVALENTS (C)						131.370.950	13,80%			
TOTAL INVESTMENTS (A + B + C)						951.967.912	100,00%			
(D) RECEIVABLES, OTHER ASSETS & LIABILITIES										
A/A	TYPE					BALANCE				
1	Receivables					11.113.581				
2	Other assets					1.126.667				
3	Liabilities					385.988.699				
(E) TOTAL ASSETS % ANALYSIS										
					30.06.2026 Unaudited	31.12.2025 Audited	31.12.2024 Audited			
Total Assets according to IFRS					954.382.973	805.529.416	703.104.968			
Total property value					717.554.000	675.995.000	630.459.000			
% Property value on Total Assets					75,19%	83,92%	89,67%			
Total Investments in Securities (acquisition cost)					93.217.775	93.217.775	18.000.000			
% Investments in securities on Total Assets					9,77%	11,57%	2,56%			
Total Cash & Equivalents					131.370.950	30.917.011	35.725.301			
% Cash & Equivalents on Total Assets					13,77%	3,84%	5,08%			
Total Receivables and Other Assets					12.240.248	5.399.630	18.920.667			
% Total Receivables and Other Assets on Total Assets					1,28%	0,67%	2,69%			
NOTES: 1. The Company has the full ownership on all properties, that are included in above table (A). 2. The Company during 2026, purchased the properties numbered 39, 59 and 61 of above table (A). 3. On the Company's properties numbered 1 up to 38, 40 up to 55, 57 and 60 as at 30.06.2026 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 0.9% 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. 13, 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.", "P. Danos & Associates S.A." and "RealAct Ltd" as at 30.06.2026, according to the requirements of Law 5193/2025. 8. The amounts are presented in euro, rounded to the nearest unit.										
Athens, July 24th 2026										
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-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 June 30, 2026, 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 June 30, 2026, 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 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 well as 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 8 July 2026.

	Procedures	Findings
1.	To examine whether the information included in the Company's Statement of Investments for the period ended 30 June 2026 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 period ended 30 June 2026 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 2026 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 30 June 2026 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, 2026.	The fair value of the real estate properties as disclosed in column “Fair Value” in the Company’s Statement of Investments derive from to the valuation reports issued by the Independent Valuers, as at June 30, 2026.
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 period ended 30 June 2026. 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 2026.	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 period ended 30 June 2026. 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 2026.
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 period ended 30 June 2026.	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 period ended 30 June 2026.
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 period ended 30 June 2026.	The financial information included in the above-mentioned Statement of Investments agrees with the unaudited accounting records maintained by the Company for the period ended 30 June 2026.
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 24, 2026

The Certified Public Accountant

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