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PRESS RELEASE

TRASTOR: €18.3m in revaluation gains - Portfolio value up 5.4% to €867m

TRASTOR Property Investments (the "Company" or "TRASTOR") announces the publication of its Investment Schedule as of **June 30, 2026**, pursuant to Decision No. 8/259/19.12.2002 of the Board of Directors of the Hellenic Capital Market Commission, as amended and in force.

Key highlights

- **TRASTOR's portfolio value reached €867m**, up €44.4m, or 5.4%, from December 31, 2025, and €169.7m, or 24.3%, from June 30, 2025.
- **The revaluation of investment properties is expected to contribute approximately €18.3m in gains** to the Company's H1 2026 results, providing a significant uplift to consolidated financial performance.
- **TRASTOR continues to hold the largest logistics portfolio among Greek REICs by gross asset value (GAV)**, while selectively expanding its exposure to high-quality office properties.
- During H1 2026, **the Company completed the acquisition of three properties** in prime central Athens locations **for total consideration of €38.6m**, accelerating the deployment of its investment program following the successful completion of its share capital increase.
- At the same time, TRASTOR continued its disciplined capital recycling strategy through selective disposals, completing **two property sales** during H1 2026 for **total proceeds of €17.6m** and realizing a **gain of approximately €2.3m.**

As of June 30, 2026, the Group's portfolio comprised **66 properties with a total fair value of €867m**, versus 65 properties valued at **€822.6m** as of **December 31, 2025**, and 64 properties valued at **€697.3m** as of **June 30, 2025**. Of the 66 properties, **65 are located in Greece and one in Cyprus**.

The increase in portfolio value during the first half of the year reflects the successful execution of the Company's investment strategy and the **swift completion of the investments presented to investors as part of the recent share capital increase**. Growth was driven both by new investments and by value creation within the existing portfolio, supported by active asset management and the upgrading of selected properties.

The portfolio's strong momentum is also expected to be reflected in TRASTOR's H1 2026 financial results, which will be published on **September 25, 2026**. In particular, the revaluation of

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investment properties is expected to generate gains of approximately **€18.3m**, significantly supporting the Group's consolidated results for the period.

The **portfolio breakdown** by fair value as of June 30, 2026, was as follows:

- Office properties: 53.5%
- Logistics properties: 26.9%
- Mixed-use properties: 11.1%
- Retail properties: 8.1%
- Other properties: 0.4%

TRASTOR's investment strategy is built around three pillars: **maintaining its leading position in the logistics sector, selectively acquiring high-quality properties in prime locations with clear potential for operational and environmental improvement,** and **recycling capital** through disciplined disposals and reinvestment.

During H1 2026, TRASTOR **accelerated the execution of its investment program** by completing the acquisition of **three landmark properties** in Athens' historic and commercial center for **total consideration of €38.6m**. The assets are expected to contribute approximately €1.3m in fair value gains for the period. Two of the acquisitions form part of the Company's manage-to-core strategy, while the third is a selective investment in a fully let office property in the Athens' central business district, enhancing the visibility of future rental income.

In parallel, as part of its active portfolio management strategy, the Company completed **two selective property disposals for total proceeds of €17.6m, generating a gain of approximately €2.3m.** The proceeds will be redeployed into investments with stronger value-creation potential, supporting efficient capital allocation and enhancing the portfolio's future return profile.

Following the successful completion of the share capital increase and the swift implementation of its expanded investment program, TRASTOR enters the second half of 2026 with **strong liquidity, clear capital allocation priorities and a solid platform for further growth.**