

Maroussi, September 28, 2026

## PRESS RELEASE

### **TRASTOR: Strong growth and profitability in H1 2026, supported by a strengthened capital base Interim dividend of €0.02 per share and FY2026 total dividend target of at least €0.05 per share**

TRASTOR Real Estate Investment Company (hereinafter “TRASTOR Property Investments” or the “Company” and, together with its subsidiaries, the “Group”) announces its financial results for the first half of 2026.

During the period, the Group’s operating and financial performance improved significantly, underpinned by the continued expansion of the income-generating portfolio, active portfolio management, and the consistent execution of its investment strategy. At the same time, the successful completion of the €150m share capital increase provided the Group with significantly greater financial flexibility and laid the foundation for its next phase of growth.

#### **Strong revenue growth and operating profitability**

During the first half of 2026:

- Rental income increased by 40.0% to €26.8m, from €19.2m in H1 2025. Annualized rental income stood at €54.8m as of 30 June 2026, up 10.2% from €49.7m at year-end 2025.
- Adjusted EBITDA increased by 46.9% year on year to €21.2m, with the Adjusted EBITDA margin improving to 79.1% from 75.4% in H1 2025.
- EPRA Earnings more than tripled year on year to €10.7m, reflecting the continued strengthening of the Group’s recurring operating profitability.
- Fair value gains on investment property increased by 100.2% to €18.3m, from €9.2m in H1 2025.
- Profit after tax rose by 146.7% to €30.5m.

Portfolio operating performance remained strong, with occupancy at 99.3%<sup>1</sup> and the weighted average unexpired lease term (WAULT) at 6.3 years<sup>2</sup>, enhancing the visibility and predictability of future rental income.

#### **Focus on shareholders’ returns: €0.02 per share interim dividend**

The Company’s Board of Directors approved an interim dividend of €0.02 per share for FY2026, representing a total distribution of approximately €7.9m.

Based on performance to date, management is targeting a total FY2026 dividend of at least €0.05 per share, including the interim dividend, and a payout ratio of at least 80% of the year’s distributable profits. This would represent an increase of at least 25% compared with the €0.04 per share distributed for FY2025, despite the increase in the number of shares following the share capital

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<sup>1</sup> Calculated on available-to-let areas

<sup>2</sup> Calculated on income-producing areas and based on annualized rental income

increase. The target assumes that the Company's performance continues in line with expectations and remains subject to the necessary corporate approvals.

### **€867m portfolio and active capital management**

As of 30 June 2026, the Group's portfolio comprised 66 properties with a total gross leasable area of 493,700 sqm and a gross asset value of €867.0m, up 5.4% from year-end 2025.

During the first half of the year, TRASTOR completed the acquisition of three properties in central Athens for a total consideration of €38.6m. These acquisitions further expanded the Group's exposure to selected office and mixed-use assets with additional value-creation potential.

As part of its active portfolio management and capital recycling strategy, the Group also completed two selective disposals in Marousi for aggregate proceeds of €17.6m, generating total disposal gains of €2.3m.

This capital recycling strategy continued after the reporting period with the disposal of the underground parking facility at the Ethrio shopping center for €4.05m. The disposal price was €0.6m, or 18.8%, above the property's most recent independent valuation. This marked the Group's third disposal in 2026 at a premium to the latest valuation.

In addition, the Group invested approximately €2.3m in development, refurbishment and upgrade works across its investment property portfolio.

### **Strong capital position and enhanced financial flexibility**

During the first half of 2026, the Company completed a share capital increase through the issuance of 150m new shares, raising gross proceeds of €150m.

As of 30 June 2026, the Group's cash and restricted deposits amounted to €142.2m, compared with €38.8m at year-end 2025, while total debt stood at €426.0m<sup>3</sup>.

As a result, Net LTV declined to 32.7%, from 48.3% as of 31 December 2025, creating substantial financial headroom to support continued growth and pursue new investment opportunities.

### **Increased protection against interest rate risk**

In April 2026, the Company entered into an interest rate swap (IRS) with an initial notional amount of €236.6m, fixing the 3-month Euribor component at 2.71%, plus the applicable loan margin, through June 2029. The swap hedges 100% of the outstanding balance of the related loan.

Subsequent to the reporting period, on 31 July 2026, the Company entered into a second IRS with a notional amount of €90.5m, fixing the 3-month Euribor component at 2.895%, plus the applicable loan margin, through August 2028.

Following both transactions, more than 78% of the Group's total debt is either fixed-rate or hedged against interest rate risk, significantly reducing its exposure to fluctuations in Euribor and enhancing the predictability of financing costs.

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<sup>3</sup> Includes outstanding borrowings (before deducting unamortized loan issuance costs) and lease liabilities relating to tangible assets.

## **Portfolio upgrades and sustainability**

TRASTOR continues to embed sustainability considerations into its investment and asset management strategy, with a focus on energy efficiency upgrades and environmental certification. As of 30 June 2026, environmentally certified assets accounted for approximately 27.3% of the Group's gross asset value.

As part of this strategy, the Militos logistics and distribution center in Aspropyrgos received LEED Gold certification in January 2026, further enhancing the portfolio's environmental profile and reinforcing the Group's presence in modern, energy-efficient logistics facilities.

## **Well-positioned for the next phase of growth**

Following the successful share capital increase and continued improvement in operating performance, TRASTOR enters the second half of 2026 with strong liquidity, lower financial leverage and increased protection against interest rate risk, providing greater financial flexibility to execute the Group's investment strategy.

The Group remains focused on expanding and enhancing its portfolio, with an emphasis on high-quality logistics facilities and modern, high-specification office properties. At the same time, it continues to upgrade existing assets, advance projects expected to increase annualized rental income and selectively recycle capital into investments offering greater value-creation potential.

The Company remains committed to maintaining a balanced capital structure and prudent leverage levels to support continued growth and its dividend policy, while creating long-term shareholder value.

## **Tassos Kazinos, Chief Executive Officer of TRASTOR Property Investments, commented:**

*"The first half of 2026 was a period of significant progress for TRASTOR. The expansion of our rental income base and disciplined cost management improved the Group's operating efficiency, enabling revenue growth to translate into an even stronger increase in recurring operating profitability.*

*Our stronger capital base, active capital recycling and increased protection against interest rate risk provide a solid foundation for the next phase of growth. We remain focused on the disciplined execution of our investment strategy, deploying the proceeds of the share capital increase into selective new investments and further portfolio upgrades, aiming to strengthen recurring cash flows and create sustainable long-term value for our shareholders.*

*The €0.02 per share interim dividend reflects our commitment to consistent shareholder returns. Based on performance to date, we are targeting a total FY2026 dividend of at least €0.05 per share and a payout ratio of at least 80% of distributable profits, provided the Company's performance continues as expected and the necessary corporate approvals are obtained."*

## **H1 2026 Results Conference Call**

On Tuesday, 29 September 2026, at 15:00 Athens time, the Company's Management will hold a conference call and live webcast presentation to brief analysts and the broader investment community on the Company's financial results for the first half of 2026.

Interested parties wishing to participate may register through the following link: [\*\*H1 2026 Financial Results Conference Call\*\*](#)