

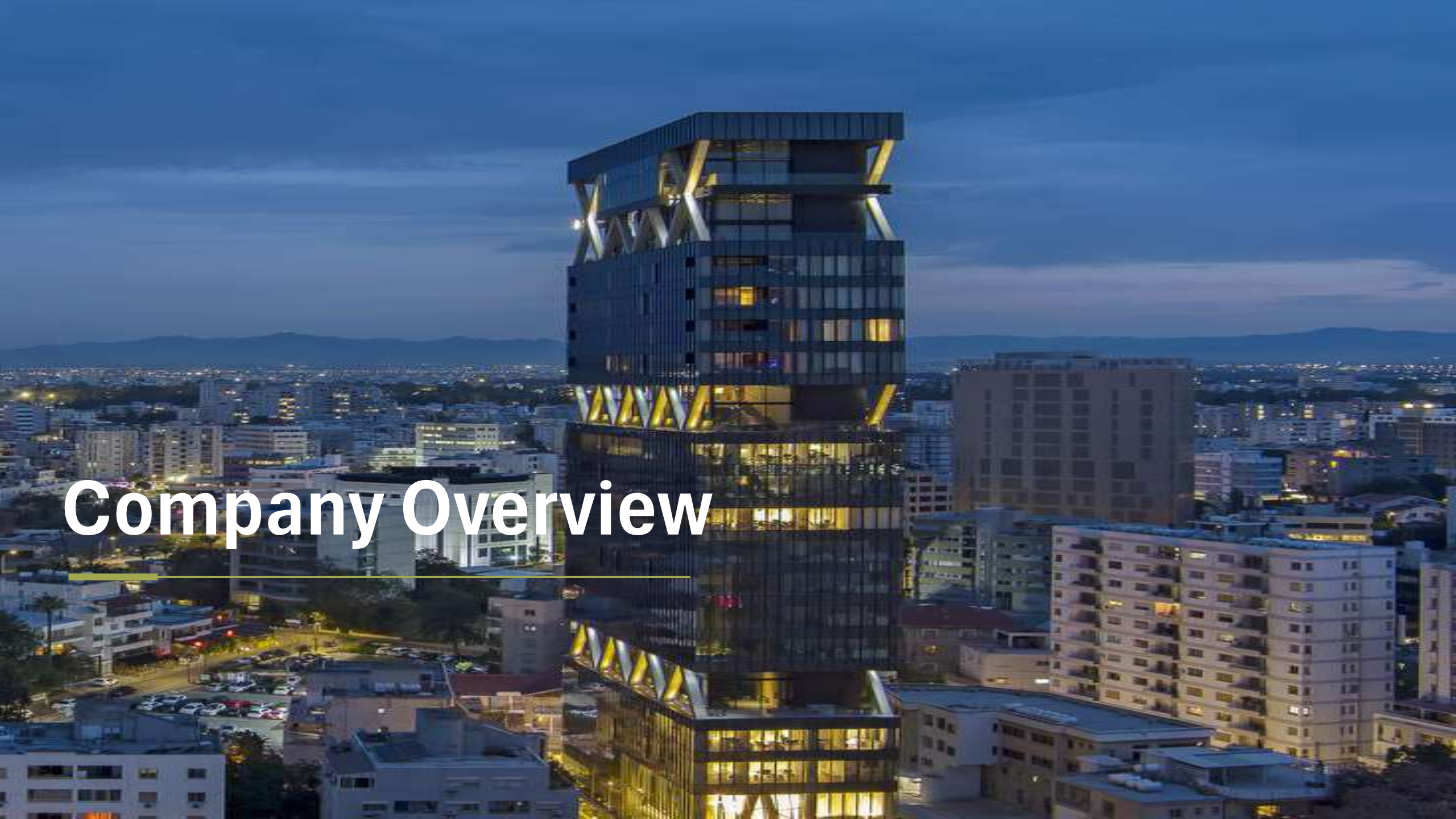
Corporate Presentation

June 2026



Contents

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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

H1 2026 Results

TRASTOR
PROPERTY INVESTMENTS**1st** REIC

Listed on AthEx

€867.0M

GAV

#104

Tenants

6.6%Gross Yield⁽¹⁾**#66**

Assets

493.7K

Sqm GBA

99.3%

Occupancy

6.3yrs

WAULT

€26.8M

Reported GRI

€21.2M

Adj. EBITDA

€426.0M

Bank Debt

€142.2M

Cash

€54.8M

Annualized GRI

€12.5M

Adj. EPRA Earnings

32.7%

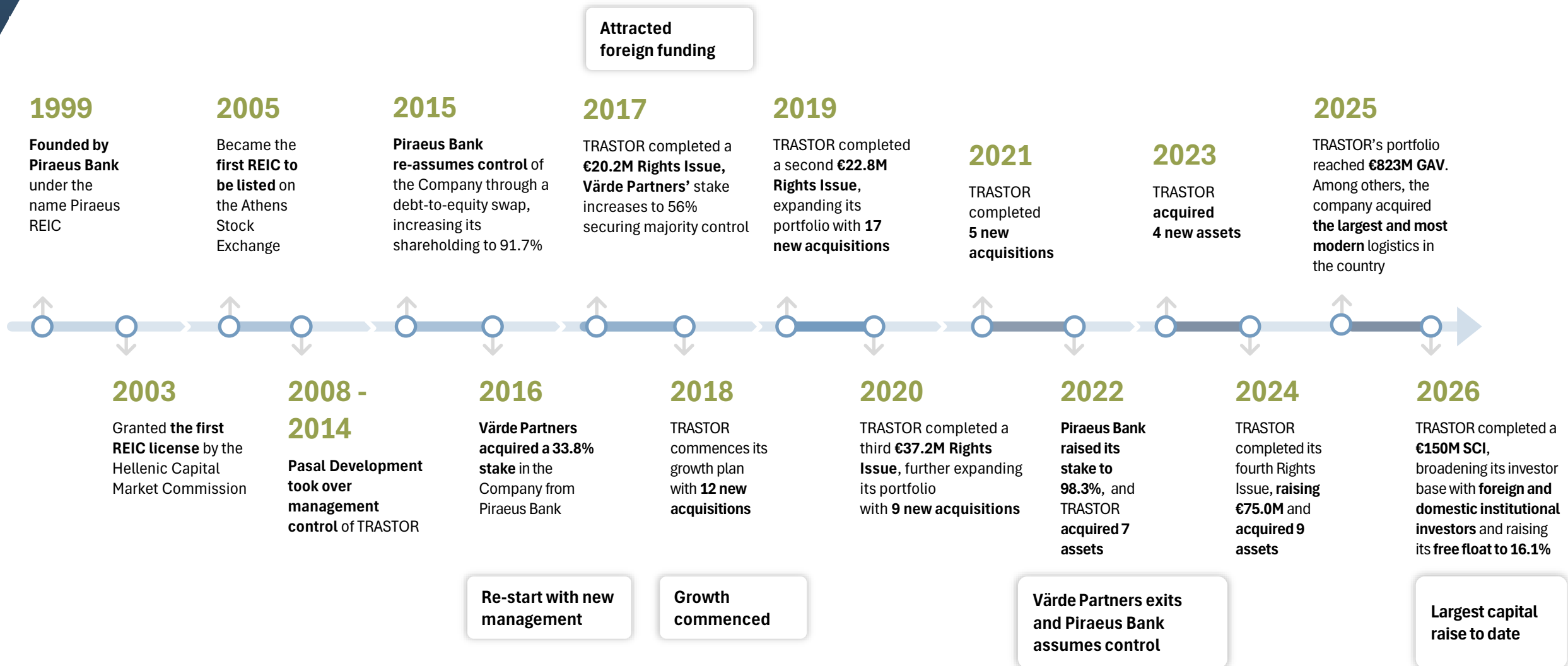
Net LTV

€1.465

NAV per share

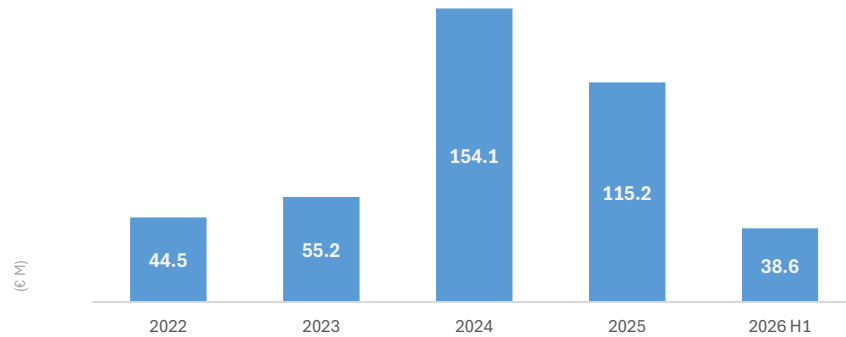
⁽¹⁾ Based on Annualized Rental Income and calculated on available-to-let assets

A Restart & Turnaround Story

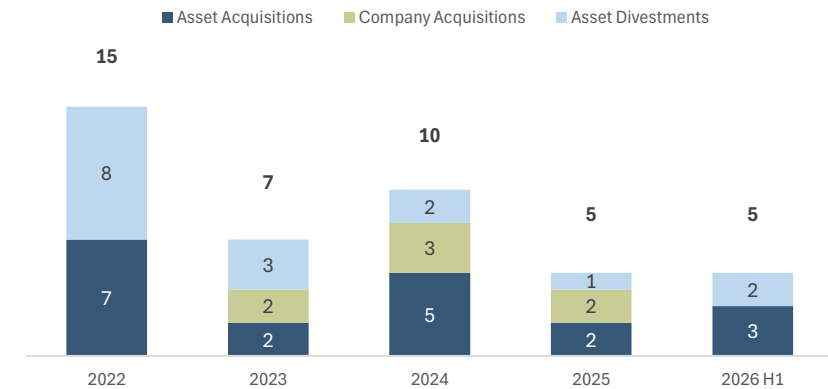


Strategic Capital Deployment - last 5 yrs

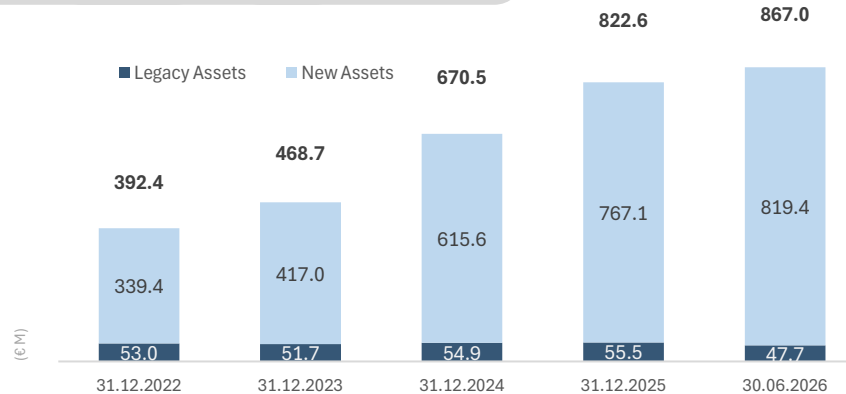
Capital Deployed⁽¹⁾



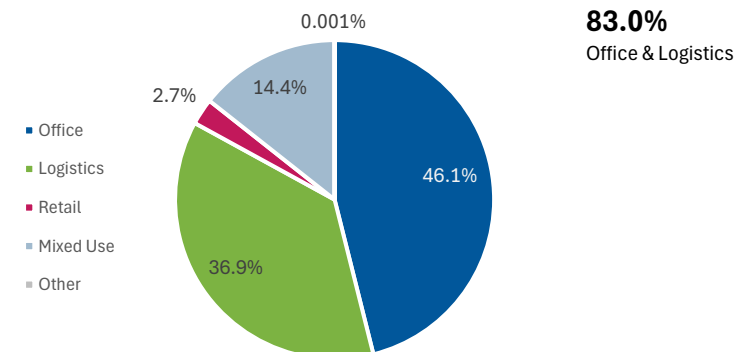
Total Deals



GAV Evolution



Capital Allocation by Asset Type



⁽¹⁾ Net of acquisition costs and Capex

Portfolio Overview



A Trophy Platform

Office & Mixed Use

Arcania Business Center

Green Investment



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

18 Sorou Str

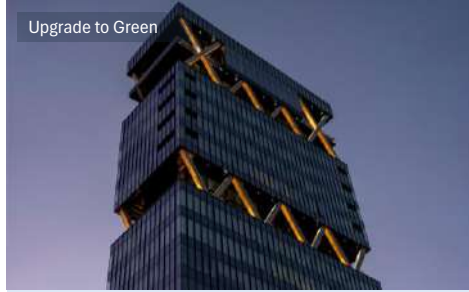
Green Redevelopment



Sector	Office
Location	Maroussi
GBA	10,202 sqm
Certification	BREEAM - Very Good

Labs Tower

Upgrade to Green



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

34 Amarousiou Chalandriou Str

Green Development



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

94 Vas Sofias Av

Green Redevelopment



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

7 Heraklitou Str

Upgrade to Green



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

Logistics

Aspropyrgos, Ano Fousa

Green Investment



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

Aspropyrgos, Rikia

Green Investment



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

Aspropyrgos, Patima

Green Investment



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

Aspropyrgos, Melissa

Green Development



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

Strong Tenants Supporting Recurring Revenue

Office



Logistics



Retail

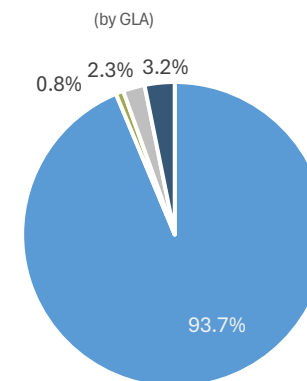
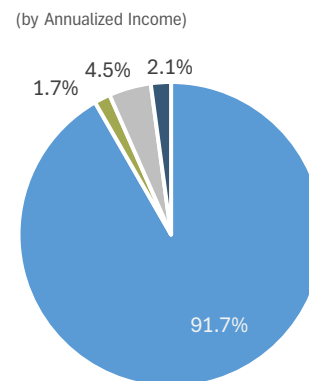
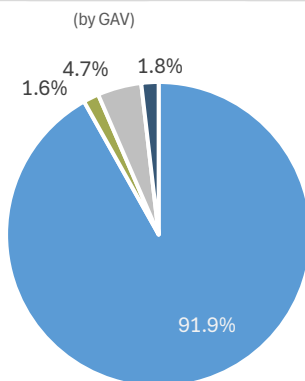


Other



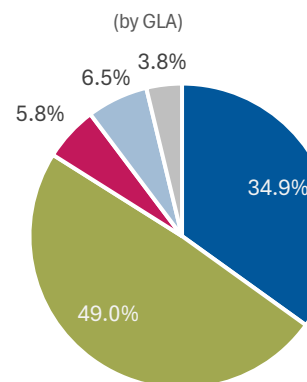
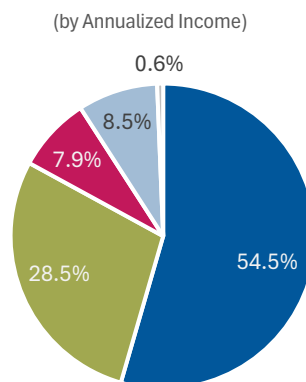
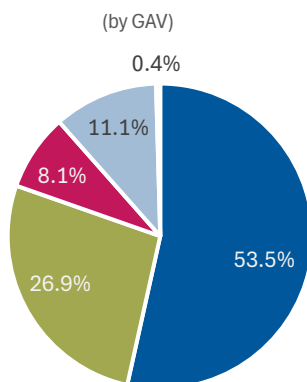
Portfolio Positioning

Geographic Focus



● Attica ● Thessaloniki ● Cyprus ● Other

Asset Focus

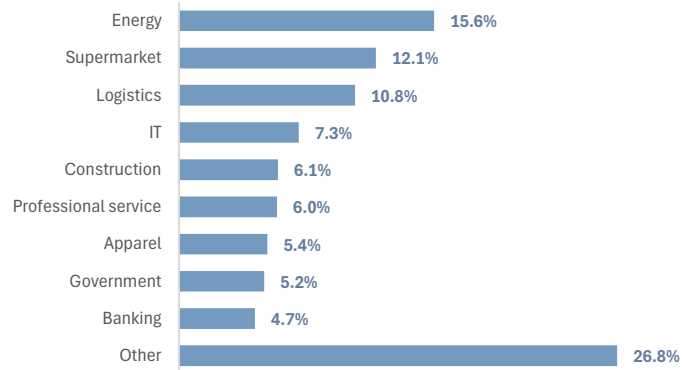


● Office ● Logistics ● Retail ● Mixed Use ● Other

Tenant Mix

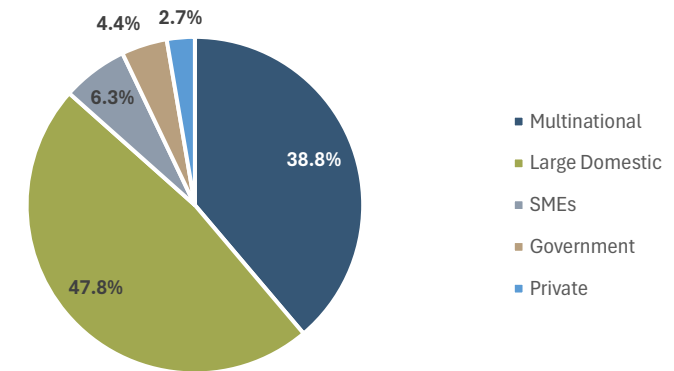
Income by Sector

(Calculated on Annualized Income)



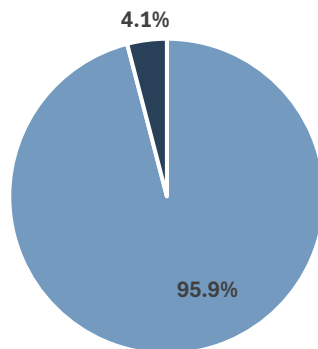
Tenant Mix

(Calculated on Annualized Income)



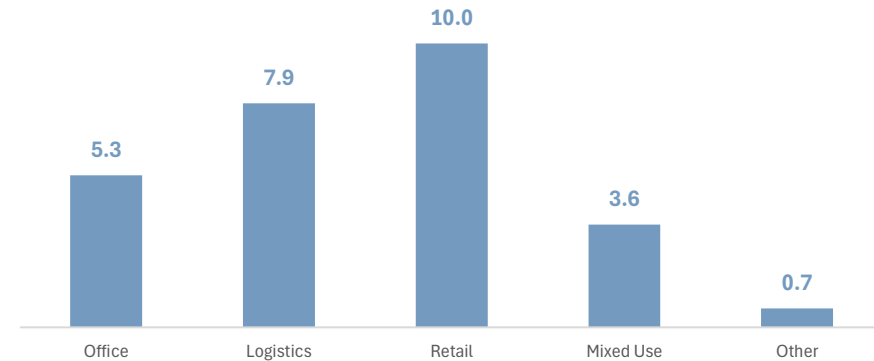
Lease Agreements linked to CPI

(Calculated on Annualized Income)

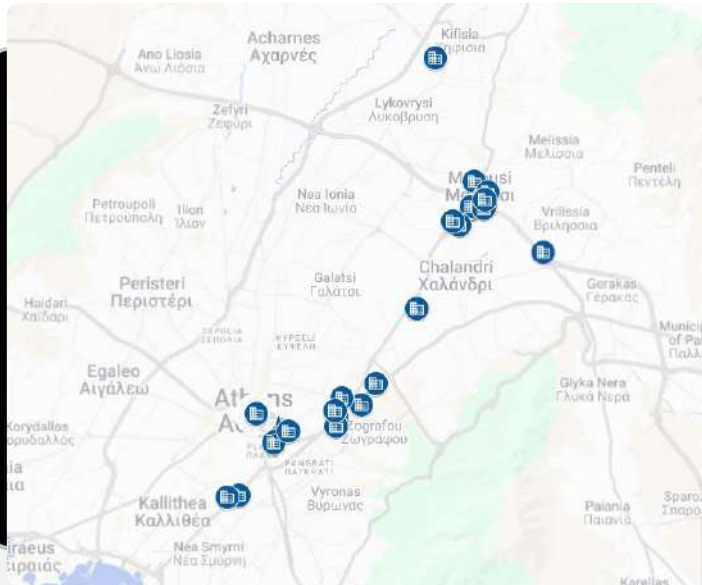


95.9%
indexed with CPI, TOR
or step-up

WAULT



The Office Portfolio



27
of Assets

€ 463.7M
GAV

20.9%
LEED Certified⁽²⁾

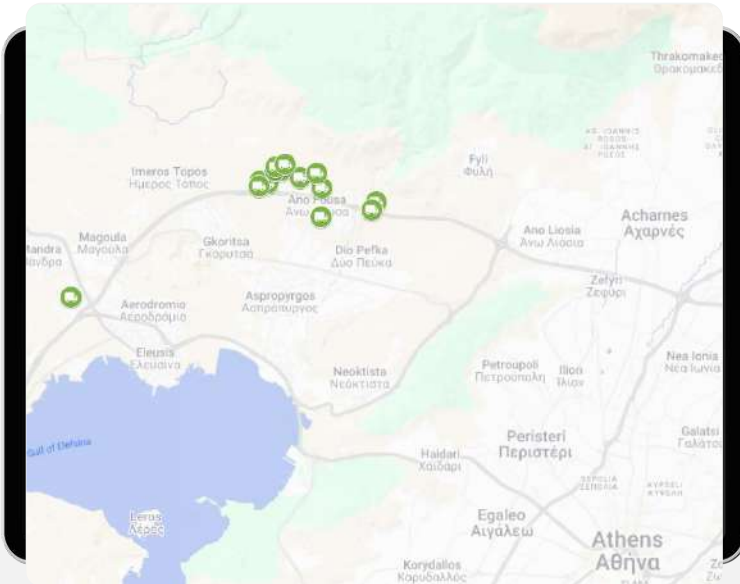
172.4K m²
GBA

98.9%
Occupancy⁽¹⁾

53.5%
of Total GAV



The Logistics Portfolio



14
of Assets

€ 233.1M
GAV

59.3%
LEED Certified⁽¹⁾

242.0K m²
GBA

100.0%
Occupancy

79.1%
Constructed after 2020⁽²⁾



The Retail Portfolio

High-Street Retail

7

of Assets

€39.4M

GAV

3.8K m²

GBA

94.6%

Occupancy

Other Retail

5

of Assets

€30.9M

GAV

24.8K m²

GBA

94.0%

Occupancy



Voukourestiou Str



Voukourestiou Str



Tsimiski Str



Chalandri



Alimos



Komotini

The Mixed-Use Portfolio & Other Assets

Mixed-Use

9

of Assets

€96.1M

GAV

32.0K m²

GBA

100.0%

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

The Best Office & Residential Tower in Nicosia

22

Level-tower, the
most prominent
asset in Nicosia

74%

Office & Amenity
areas

26%

Residential areas,
12 luxury
apartments

100%

Occupancy

€40.4M

GAV

11.4K m²

GBA





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.

We are transforming our portfolio into low-carbon, future-proof assets and leading the way in green offices and logistics across Greece.



Sustainable Properties

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



Community & Social Impact

Driving social impact through community initiatives and employee volunteering, fostering inclusion, empowerment and tenant well-being.



Strong Governance

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

- Board Independence and Diversity
- Shareholder Rights and Transparency
- ESG integration into Decision-making and Oversight
- Regular Assessment and Enhancement of Internal Controls
- Externally assessed Internal Audit quality
- Robust Compliance and Risk Management
- Stronger Information Systems and Cybersecurity

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.

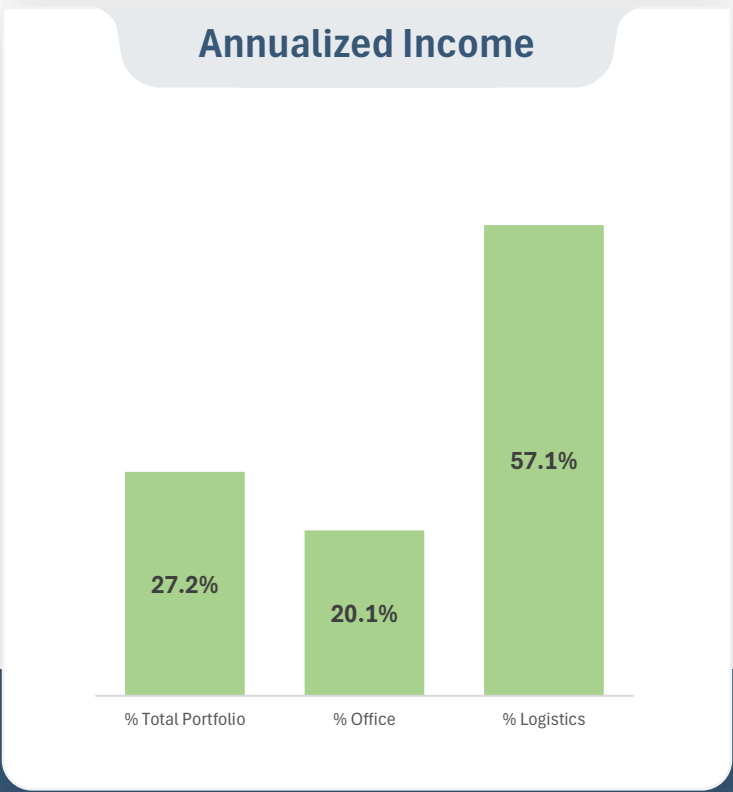
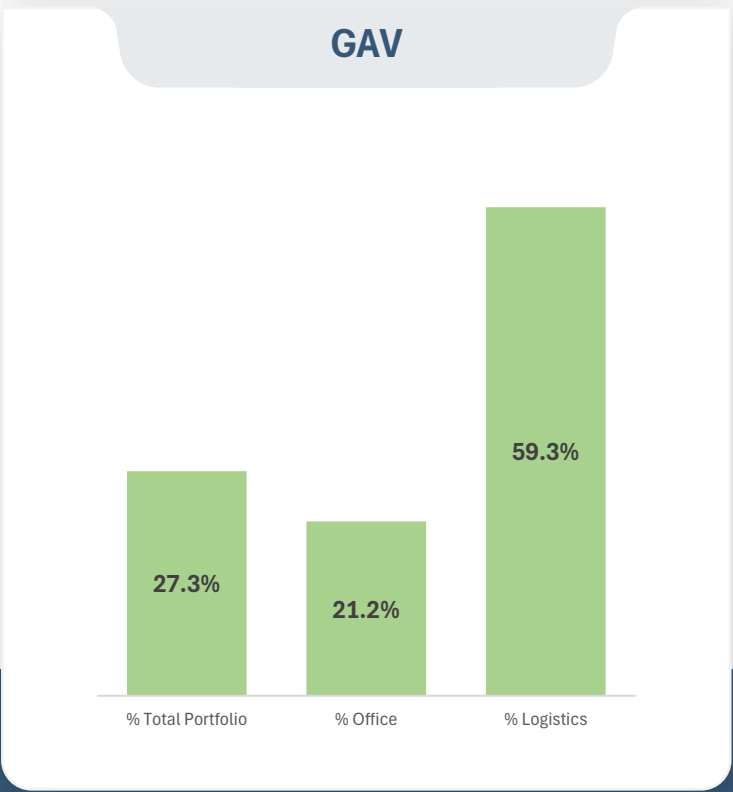
Since 2023, we have embarked on a bold transformation strategy with a clear ambition: to **make green-certified assets a growing core of our portfolio** and position TRASTOR as the **market leader in Green Logistics** in Greece.

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)	31.12.2022	31.12.2023	31.12.2024	31.12.2025	30.06.2026
ASSETS					
Non-current assets					
Tangible assets	57	48	31	77	110
Right-of-use assets	210	1,100	1,015	865	778
Intangible assets	140	313	335	331	298
Investment properties	387,848	465,080	670,502	822,643	863,619
Other receivables	1,038	849	1,070	1,530	1,363
Total Non-current assets	389,294	467,390	672,953	825,446	866,168
Current assets					
Trade receivables	1,279	2,032	1,385	1,347	2,372
Other receivables	8,775	13,344	15,385	2,206	8,244
Cash and cash equivalents	17,843	12,793	34,410	26,336	131,681
Restricted cash	8,794	5,174	6,306	12,444	10,546
Total Current assets	36,691	33,342	57,485	42,333	152,843
Properties held for sale	4,502	3,590	-	-	3,410
TOTAL ASSETS	430,486	504,322	730,438	867,779	1,022,421

BALANCE SHEET - GROUP (€ '000)	31.12.2022	31.12.2023	31.12.2024	31.12.2025	30.06.2026
EQUITY AND LIABILITIES					
EQUITY					
Capital and reserves attributable to equity holders of the parent					
Share capital	75,766	76,180	122,369	122,369	197,369
Share premium	31,586	31,586	112,349	112,441	180,096
Convertible Bond loan	-	43,740	-	-	-
Reserves	39,319	38,658	40,394	41,773	41,423
Retained earnings	65,645	84,032	110,237	138,718	159,382
Total Equity	212,315	274,195	385,348	415,301	578,270
LIABILITIES					
Non-current liabilities					
Retirement benefit obligations	58	77	95	114	123
Borrowings	188,753	216,828	284,206	424,366	413,682
Derivatives	-	-	-	-	709
Tangible fixed assets lease liabilities	172	953	828	680	592
Investment properties lease liabilities	16,659	-	-	-	-
Other non-current liabilities	4,111	5,157	7,244	8,355	8,483
	209,753	223,015	292,373	433,516	423,589
Current liabilities					
Trade and other payables	3,175	3,532	5,982	7,496	7,438
Borrowings	4,553	2,212	44,937	10,086	11,038
Derivatives	-	-	-	-	436
Tangible fixed assets lease liabilities	40	176	238	248	251
Investment properties lease liabilities	260	-	-	-	-
Current tax liabilities	390	1,192	1,560	1,131	1,399
	8,419	7,112	52,717	18,962	20,562
Total Liabilities	218,171	230,126	345,090	452,478	444,151
TOTAL EQUITY AND LIABILITIES	430,486	504,322	730,438	867,779	1,022,421

PROFIT & LOSS STATEMENT - GROUP (€ '000)	FY 2022	FY 2023	FY 2024	FY 2025	2025 H1	2026 H1
Rental income from investment properties	21,689	25,452	30,551	40,598	19,171	26,840
Invoiced maintenance & Common charges	1,347	1,570	1,542	1,988	858	1,466
Total Income	23,036	27,112	32,093	42,585	20,029	28,307
Unrealised gains on revaluation from investment properties	26,020	19,659	29,441	24,488	9,153	18,326
(Loss) / Gain on sale of investment properties	811	163	154	227	-	2,327
Property expenses	(5,259)	(5,168)	(6,011)	(7,486)	(4,769)	(5,573)
Staff costs	(1,964)	(2,564)	(2,703)	(2,934)	(1,326)	(1,532)
Other operating expenses	(1,594)	(1,489)	(1,921)	(2,075)	(820)	(1,580)
Provision for asset impairment	0	(54)	(63)	(2,030)	(1,368)	(11)
Depreciation of tangible assets	(214)	(275)	(311)	(371)	(181)	(206)
Other income	71	2	18	57	22	77
Result from operating activity	40,908	37,386	50,697	52,462	20,739	40,134
Financial income	55	110	765	78	54	435
Financial expense	(6,451)	(12,769)	(15,018)	(13,823)	(7,186)	(8,717)
Profit before tax	34,512	24,726	36,445	38,718	13,607	31,853
Income tax	(573)	(2,077)	(3,038)	(2,392)	(1,261)	(1,399)
Profit after tax	33,940	22,649	33,407	36,326	12,347	30,453

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

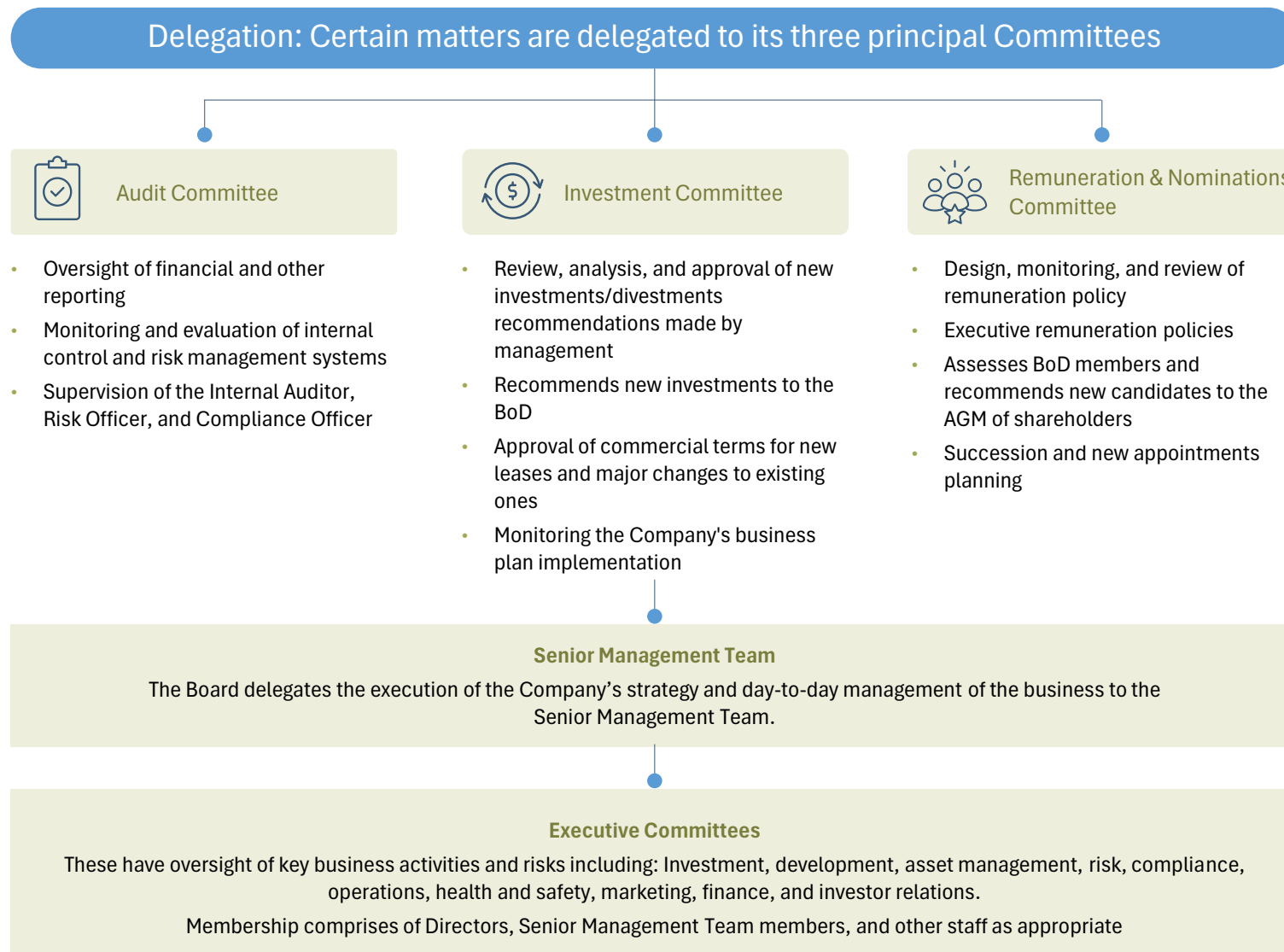
- LLM, University of Warwick
- LLB, Democritus University
- Taxation Diploma, AUEB



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

→ **George Kormas**
Independent Non-Executive Member

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

→ **Dimitrios Ragias**
Non-Executive Member

→ **Artemisia Kourkouveli**
Non-Executive Member

→ **Adam Golebiowski**
Independent Non-Executive Member

→ **Megan Greene**
Independent Non-Executive Member

Committees



AUDIT COMMITTEE

Susana Poyiadjis (Chairwoman)

- Lambros Papadopoulos
- Adam Golebiowski



INVESTMENT COMMITTEE

Tassos Kazinos (Chairman)

- George Kormas
- Dimitrios Ragias
- Adam Golebiowski



REMUNERATION & NOMINATIONS COMMITTEE

Lambros Papadopoulos (Chairman)

- Susana Poyiadjis
- Artemisia Kourkouveli
- Megan Greene

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
 Remuneration Committee Chairman
 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

GEORGE KORMAS

Independent Non-Executive Member
 Investment 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

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

DIMITRIOS 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.

Qualifications

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

ARTEMISIA KOURKOUMELI

Non-Executive Member
 Remuneration 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

ADAM GOLEBIOWSKI

Independent Non-Executive Member
 Audit Committee Member
 Investment Committee Member
Appointed: April 2026

- 20+ years of experience in European real estate investments, focused on opportunistic strategies and logistics
- Co-Portfolio Manager and MD, Real Estate at ICG PLC. Previously at Baupost Group, AIMCo and JPMorgan

- B.Comm (Finance), McGill University

MEGAN GREENE

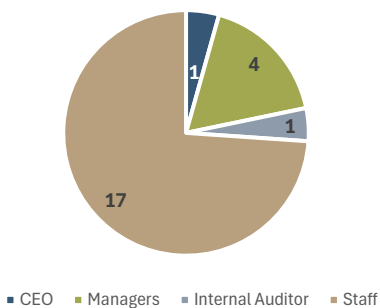
Independent Non-Executive Member
 Remuneration Committee Member
Appointed: April 2026

- External Member of the Monetary Policy Committee of the Bank of England
- Senior Fellow at Brown University and Chatham House; faculty member at London Business School
- Former Global Chief Economist at Kroll and John Hancock AM

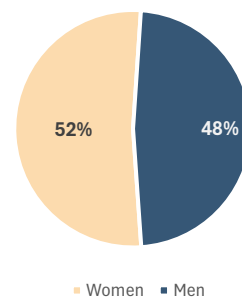
- BA, Princeton University
- MSc, Nuffield College, Oxford University

Our Team

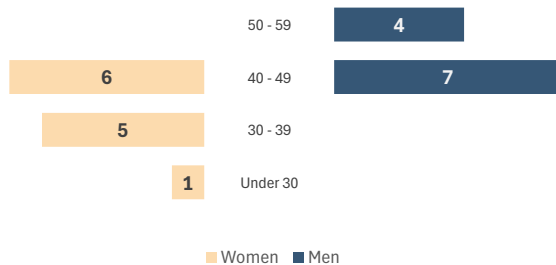
Employees by Position



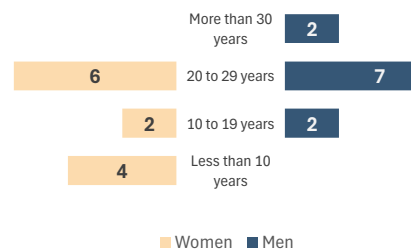
Employees by Gender



Employees by Age Group



Employees by Years of Experience



23
People



42
Average Age



19
Avg Years of Experience

TRASTOR
PROPERTY INVESTMENTS

Length of service



9 years & 9 months
for management



5 years & 9 months
for staff

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