

PRESS RELEASE

Fair value of Property Investments increased by 32.4% in 2017 as a result of new investments 2017

Trastor REIC announced that the Company's net profit amounted to € 3 thous. for 2017 compared with a loss of € 3,622 thous. in the previous year. Trastor's result before income taxes for 2017 amounted to a profit of € 605 thous., compared with a loss of € 3,306 thous. for 2016.

As at December 31st, 2017, the Company's portfolio numbered 32 properties, with a total leasable area of approximately 70,000 sq.m, with a fair value of € 79,497 thous. compared with a fair value of € 60,054 thous. as at December 31st, 2016.

The Company's key metrics for 2017 compared with the previous year are as follows:

- Rental income amounted to € 4,169 thous. compared with € 3,944 thous., an increase of 5.7%, mainly due to the rent received on new investments made in 2017.
- Gains from fair value adjustments on investment property amounted to € 269 thous., compared with losses of € 2,469 thous. for the previous year. On the new properties acquired during the year a profit of € 932 thous. was recognized, while on the preexisting portfolio a loss of € 663 thous. was recognized.
- Financial income amounted to € 83 thous. compared with € 71 thous., an increase of 17% attributable to additional interest received and as a result of effective cash management.
- Financial expense amounted to € 295 thous. compared with € 292 thous.
- Taxes amounted to € 602 thous. compared with € 316 thous., an increase of 91% due to the last year's change in REICs' tax framework.
- As at December 31st, 2017 Company's cash and short-term deposits amounted to € 5,762 thous. compared with € 4,889 thous. as at December 31st, 2016, while outstanding loans amounted to € 5,061 thous. compared with € 5,282 thous. as at December 31st, 2016.
- As at December 31st, 2017 Group's NAV amounted to € 79,607 thous. or € 0.987 per share.

The basic ratios of the Company are as follows:

- Current ratio (Short term assets to short term liabilities): 5.3x
- Leverage Ratio (Total Debt to Total Assets): 6.0%
- LTV (Loans to value of Property Investments): 6.4%
- FFO (Funds from Operations): € 264 thous.
- Adjusted EBITDA: € 866 thous.

Athens, March 12th, 2018

The financial information for the year ended December 31st, 2017 is available on the website of the Company:
www.trastor.gr