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PRESS RELEASE

TRASTOR REIC Reports Strong H1 2025 Performance, Driven by Strategic Investments, Portfolio Growth and Long-Term Value Creation

TRASTOR REIC announces its consolidated financial results for the first half of 2025, delivering strong revenue growth, higher profitability, and continued execution of its investment strategy. Through selective acquisitions, active asset management, and sustainability-driven upgrades of landmark assets, TRASTOR continues to reinforce its leading position in the Greek prime office and logistics market, one of the most dynamic real estate sectors in Southern Europe.

Strategic Investment Activity

During the first half of the year, TRASTOR strengthened its portfolio with selective acquisitions and value-enhancing upgrade projects:

- **Athens CBD acquisitions:** Acquired an office building in Ampelokipi and a retail store near Syntagma Square for a total of **€9.8M**, strengthening its presence in the city's most dynamic commercial hub.
- **New development completion:** Finalized the construction of a modern office building in Maroussi, with **€4.0M** invested during the period. Most leasable areas are already let, ensuring immediate revenue contribution.
- **Portfolio upgrades:** Advanced renovations at landmark office properties on 94 Vasilissis Sofias Avenue and 7 Iraklitou Street in Kolonaki, with **€2.1M** invested during the period to fully renovate the properties aligned with sustainability and energy-efficiency standards.

Strong Financial Performance

Active asset management and new investments delivered substantially improved performance, delivering double-digit growth across key metrics compared to H1 2024:

- **Rental income** amounted to €19.2M, compared to €14.3M in the corresponding period last year, an increase of **34.5%**.
- **Adjusted EBITDA** rose to €14.5M from €10.3M, representing an increase of **39.9%**.
- **Earnings from operating activities (EPRA Earnings)** reached €3.2M, compared to €0.7M in the prior-year period, marking an increase of **374.2%**.
- **Investment properties** grew to **€697.3M**, compared to €670.5M in the first half of 2024.
- **Total assets** amounted to **€733.0M**, compared to €730.4M.
- **Total equity** stood at **€390.8M**, compared to €385.3M.
- The **Loan-to-Value (LTV) ratio** improved to **47.1%**, compared to 49.3% in the previous year.
- The Net Asset Value per Share (**NAV/Share**) increased to **€1.597**, compared to €1.575.

Post-Period Highlights & Outlook

Post 30 June 2025, TRASTOR strengthened its portfolio with the completion of one acquisition, and continues towards delivering significant growth by year-end:

- **New office acquisition:** In July, the Company completed the acquisition of a fully let modern office building in central Athens, leased to an international group and expected to receive LEED certification.
- **Major logistics investment:** By year-end, TRASTOR expects to finalize the acquisition of a 75,000 sq.m. logistics center in Aspropyrgos, one of the largest and most modern in Southeast Europe, under a forward purchase agreement signed in May 2024.

With these transactions, the value of TRASTOR's portfolio is expected to **exceed €800M** by year-end, while **annualized group revenue is projected to approach €50M**.