

NOT FOR RELEASE, PUBLICATION OR DISTRIBUTION, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES, CANADA, AUSTRALIA, JAPAN, OR SOUTH AFRICA, OR IN ANY OTHER JURISDICTION IN WHICH SUCH RELEASE, PUBLICATION OR DISTRIBUTION WOULD BE UNLAWFUL

Athens, February 27, 2026

PRESS RELEASE

Trastor REIC Reports Strong Earnings Growth, Expands Portfolio to €822.6M and Proposes Share Capital Increase Targeting €150M

Trastor REIC (hereinafter “Trastor Property Investments” or “the Company” and, together with its subsidiaries, the “Group”), announces its Annual Financial results and Investment Schedule for the year ended 31 December 2025.

The year was characterized by strong operating performance and continued portfolio growth, reaffirming the Company’s focus on high-quality income-generating assets. The Group expanded its portfolio to €822.6M in fair value through disciplined investment execution, ongoing asset management and targeted sustainability actions. During 2025, Trastor further strengthened its position in the Greek real estate market, with a leading presence in prime office and green logistics.

Strong Operating Performance and Earnings Growth

During 2025, the Group recorded significant growth across all key operating and financial metrics. Revenue growth was driven by the full-year contribution of investments completed in 2024 and by acquisitions completed during the year.

Performance was further supported by an increase in occupancy to 98%, the execution of new leases in redeveloped and upgraded properties aligned with evolving tenant requirements, and continued energy-efficiency improvements to enhance portfolio competitiveness and long-term value creation.

- Rental income increased to €40.6M (2024: €30.6M), representing a 32.9% rise. Annualized rental income reached €49.7M.
- Adjusted EBITDA rose to €30.1M, up 40.4% from €21.5M in 2024, supported by higher recurring income and improved operating efficiency.
- EPRA Earnings more than tripled to €11.6M (2024: €3.8M), while Adjusted EPRA Earnings reached €14.0M (2024: €4.1M), reflecting continued strengthening of the Group’s recurring earnings base.
- Net profit after tax amounted to €36.3M compared to €33.4M in the previous year.

With a weighted average unexpired lease term (WAULT) of 6.1 years and a high-quality, diversified tenant base, the Group maintains stable and predictable cash flows supporting its continued growth trajectory.

Portfolio Expansion to €822.6M with Focus on Quality and Sustainability

As of 31 December 2025, the Group’s investment portfolio comprised 65 properties, totaling approximately 492,000 sqm of gross building area (GBA), with a total fair value of €822.6M. Fair value gains during the year amounted to €24.5M, reflecting the resilience and quality of the Group’s portfolio.

The portfolio consists predominantly of office (54%) and logistics (28%) assets, positioning Trastor in structurally attractive segments of the Greek real estate market, underpinned by rising demand and constrained supply.

The Company continues to expand its portfolio of high-specification assets combining strong energy performance, modern technical standards, long-term leases with creditworthy tenants and the potential for value preservation and growth.

Strategic Investments and Active Portfolio Management

During 2025, the Group executed targeted investments to enhance portfolio value and reinforce its market position. Specifically, it completed the acquisition of two properties for a total consideration of €9.8M and acquired two companies for €75.2M. One company holds a modern storage and distribution center in Aspropyrgos, which is the largest logistics asset in Greece, while the other holds a green office property. Together, the two assets had a combined valuation of €106.3M as of 31 December 2025.

In addition, €10.5M was allocated to development projects and energy upgrades, supporting the continued upgrade and repositioning of the Company's portfolio.

As part of its active portfolio management, the Group also completed the disposal of a property for €1.5M, illustrating its approach to capital recycling, portfolio repositioning and optimization.

Balance Sheet Strength and NAV Growth

As of 31 December 2025, the Net Loan-to-Value (Net LTV) ratio stood at 48.3%, consistent with a balanced capital structure and prudent leverage levels. Net Asset Value (NAV) increased to €415.3M from €385.3M as of 31 December 2024 (+7.8%), while NAV per share rose to €1.697 (+7.8%), demonstrating continued shareholder value creation driven by portfolio expansion and improved profitability.

Dividend Proposal

The Board of Directors recommended to the Annual General Meeting of Shareholders the distribution of a dividend of €0.04 per share for the financial year 2025, compared to €0.03 per share for the previous year. The proposed distribution represents an increase of 33% year-on-year and reflects the Company's improved earnings performance and commitment to delivering recurring returns to shareholders.

ESG and Responsible Governance

Trastor integrates Environmental, Social and Governance (ESG) criteria into its operating and investment framework. During 2025, LEED GOLD certification was obtained for a 9,775 sqm office building and BREEAM VERY GOOD certification for a 16,881 sqm office building. In addition, the energy upgrade of a 7,887 sqm property progressed, with LEED SILVER certification expected in 2026. Overall, more than 37% of the portfolio's fair value relates to assets certified or under certification under LEED or BREEAM standards.

The Company continues to invest in its people, promoting a safe working environment, equal opportunities and ongoing skills development, while implementing targeted corporate social responsibility initiatives.

Corporate governance remains a core priority. The Company operates within a structured internal control framework, supported by clear segregation of responsibilities and active oversight by Board committees, ensuring accountability and effective governance. Participation in international benchmarking initiatives such as GRESB enhances the transparency and comparability of the Company's ESG performance.

Next Phase of Growth

For 2026, Trastor intends to further expand and upgrade its portfolio in selected asset classes supported by sustained demand and favorable market fundamentals. The Group plans to finalize two redevelopment projects expected to increase annualized rental income and to pursue opportunities arising from structural shifts in the office and logistics markets. The Company remains committed to maintaining a balanced capital structure and sufficient financial flexibility to support its growth and dividend policy, while preserving prudent leverage.

Share Capital Increase

To support the Company's investment program and capitalize on opportunities in the Greek real estate market, the Board of Directors will submit to the Annual General Meeting a proposal to authorize the Board to proceed with a share capital increase, targeting gross proceeds of approximately €150M, with the waiver of existing shareholders' pre-emptive rights. The capital increase is expected to be implemented through a public offering in Greece and a private placement to institutional and qualified investors internationally, and the new shares are expected to be admitted to trading on the Athens Stock Exchange.

The Annual General Meeting to be held on 20 March 2026 will consider and vote on the proposal. The capital increase, if implemented, is expected to enhance the Company's financial flexibility, broaden its shareholder base and improve share liquidity, while enabling the Company to meet the free float requirements set by the Athens Stock Exchange.

Following completion of the capital increase, expected in the first half of 2026, Piraeus Bank, currently holding approximately 98.6% of Trastor, is expected to retain a significant shareholding in the Company. Jefferies GMBH will act as Sole Global Coordinator and Joint Bookrunner while Piraeus Bank S.A., Eurobank S.A. and Euroxx Securities S.A. will act as Joint Bookrunners.

Mr. Tassos Kazinos, Chief Executive Officer of Trastor Property Investments, stated:

"Our 2025 results demonstrate continued progress in the execution of our strategy. We expanded our portfolio in prime office and green logistics, improved earnings performance and maintained a balanced capital structure. As we enter the next phase of growth, our focus remains on disciplined capital allocation, portfolio quality and sustainable income generation. The proposed share capital increase will provide us with the flexibility to pursue identified opportunities and further enhance long-term shareholder value."

DISCLAIMER

This announcement is not an offer of securities for sale in the United States. Securities may not be offered or sold in the United States unless they are registered or are exempt from registration under the U.S. Securities Act of 1933, as amended. The Company does not intend to register any offering, or part of it, in the United States or to conduct a public offering in the United States. Any public offering of securities to be made in the United States will be made by means of a prospectus that will contain detailed information about the Company and its management, as well as financial statements. Copies of this announcement are not being, and should not be, distributed in or sent into the United States.

This announcement has been prepared on the basis that any offer of shares in the United Kingdom will be made pursuant to an exemption Part 1 of Schedule 1 to the Public Offers and Admissions to Trading Regulations 2024 ("POATRs"). Accordingly, any person making or intending to make any offer in the

United Kingdom of shares which are the subject of the offering contemplated in this announcement, may only do so in circumstances falling within Part 1 of Schedule 1 to the POATRs. This document is for distribution only to and is directed only at persons who (i) have professional experience in matters relating to investments which fall within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005 (as amended, the “Financial Promotion Order”), (ii) are persons falling within Article 49(2)(a) to (d) (“high net worth companies, unincorporated associations etc.”) of the Financial Promotion Order, (iii) are outside the United Kingdom, or (iv) are persons to whom an invitation or inducement to engage in investment activity (within the meaning of section 21 of the Financial Services and Markets Act 2000) in connection with the issue or sale of any securities may otherwise lawfully be communicated or caused to be communicated (all such persons together being referred to as “relevant persons”). This document is directed only at relevant persons and must not be acted on or relied on by persons who are not relevant persons.

This announcement does not constitute a “prospectus” within the meaning of Regulation (EU) 2017/1129 (the “Prospectus Regulation”), as amended. Any offer of shares to be made in any member State of the European Economic Area (“EEA”) will be made in compliance with the Prospectus Regulation, as implemented in that relevant member State.

It may be unlawful to distribute these materials in certain jurisdictions. These materials are not for distribution in the United States, Canada, Japan, Australia or South Africa. The information in these materials does not constitute an offer of securities for sale in United States, Canada, Japan, Australia or South Africa.