

31.12.2022 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2021		31.12.2022		
REAL ESTATE, REAL ESTATE PROJECTS, REAL ESTATE RIGHTS	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
Landbank	463,355	2.1%	845,715	1.9%	82.5%
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)*	248,805	1.1%	428,855	1.0%	72.4%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	116,550	0.5%	177,000	0.4%	51.9%
Antalya Kepez Land plots - Antalya	98,000	0.4%	239,860	0.5%	144.8%
Buildings	18,589,032	85.1%	36,429,845	81.7%	96.0%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	457,000	2.1%	567,200	1.3%	24.1%
Korupark Shopping Mall - Bursa	2,150,000	9.8%	3,781,600	8.5%	75.9%
Torium Shopping Mall - İstanbul	750,000	3.4%	1,150,000	2.6%	53.3%
Deepo Outlet Center - Antalya	693,520	3.2%	1,615,440	3.6%	132.9%
Mall of Antalya - Antalya	1,035,065	4.7%	2,088,260	4.7%	101.8%
Korupark 1., 2. and 3. Phases - Bursa - 9 residences + 5 retail units + several power centers and parking lots	58,917	0.3%	154,715	0.3%	162.6%
Torium Residence - İstanbul - 2 units	1,835	0.0%	3,505	0.0%	91.0%
Torium Dorm (2 dorms)	50,000	0.2%	109,130	0.2%	118.3%
Mall of İstanbul Shopping Center - İstanbul	4,800,000	22.0%	9,115,000	20.4%	89.9%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 1 Flat offices, 12 Commercial units - İstanbul	81,510	0.4%	135,805	0.3%	66.6%
Torun Tower (Office building) - İstanbul	2,700,000	12.4%	6,000,000	13.4%	122.2%
Torun Center Project (Residence) (298 residences; Gross Sellable Area - 50,194.19 m ²) - İstanbul	1,936,270	8.9%	3,840,005	8.6%	98.3%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 51,967.33 m ²) - İstanbul	2,146,510	9.8%	4,452,430	10.0%	107.4%
5. Levent Project - İstanbul - 8 Residences, 50 Commercial units, 17 power centers	274,405	1.3%	514,255	1.2%	87.4%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 14,530 m ²) - İstanbul	358,500	1.6%	850,300	1.9%	137.2%
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	723,750	3.3%	1,508,400	3.4%	108.4%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 18,755 m ²) - İstanbul	371,750	1.7%	543,800	1.2%	46.3%
Real Estate Projects	2,229,190	10.2%	5,982,880	13.4%	168.4%
İstanbul Paşabahçe Project (70,644.88m ²)	1,430,000	6.5%	2,700,000	6.1%	88.8%
Karaköy Hotel Project - İstanbul	352,720	1.6%	672,880	1.5%	90.8%
5. Levent Project Phase 2 - İstanbul (43,405.61 m ²)**	446,470	2.0%	2,610,000	5.8%	484.6%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	21,281,577	97.4%	43,258,440	97.0%	103.3%

PARTICIPATIONS' REAL ESTATE PORTFOLIO	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
ANKA mall and CPAnkara Hotel - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	334,242	1.5%	731,137	1.6%	118.7%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	127,350	0.6%	478,480	1.1%	275.7%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	105,200	0.5%	148,600	0.3%	41.3%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	566,792	2.6%	1,358,217	3.0%	139.6%
TOTAL REAL ESTATE PORTFOLIO	21,848,369	100.0%	44,616,657	100.0%	104.2%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2021	Total Portfolio Value Share %	31.12.2022	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	61,082	0%	86,049	0%	40.9%
Demand/Time TRY Deposit	186,485	1%	839,381	2%	350.1%
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	247,567	1%	925,430	2%	273.8%
TOTAL PORTFOLIO VALUE	22,095,936	100%	45,542,087	100%	106.1%
OTHER ASSETS	-2,188,937		-6,261,339		186.0%
LIABILITIES	5,387,989		5,485,335		1.8%
NET ASSET VALUE	14,519,010		33,795,413		132.8%
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	14.52		33.80		132.8%
SHARE CLOSING PRICE	3.92		19.30		392.3%

*The zoning regulation, which was initiated on 21.09.2021 for the Kayabaşı region, was completed in 2022 and the total land size decreased within the scope of the zoning regulation.
 **The appraisal value of 5. Levent Phase 2 dated 31.12.2022 has been written as the land value. The full ownership of the land belongs to Torunlar REIC as of 18.04.2022.