

30.06.2023 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2022		30.06.2023		
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	845,715	1.9%	845,715	1.9%	0.0%
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)*	428,855	1.0%	428,855	1.0%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	177,000	0.4%	177,000	0.4%	0.0%
Antalya Kepez Land plots - Antalya	239,860	0.5%	239,860	0.5%	0.0%
Buildings	36,429,845	81.7%	36,429,845	81.7%	0.0%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	567,200	1.3%	567,200	1.3%	0.0%
Korupark Shopping Mall - Bursa	3,781,600	8.5%	3,781,600	8.5%	0.0%
Torium Shopping Mall - İstanbul	1,150,000	2.6%	1,150,000	2.6%	0.0%
Deepo Outlet Center - Antalya	1,615,440	3.6%	1,615,440	3.6%	0.0%
Mall of Antalya - Antalya	2,088,260	4.7%	2,088,260	4.7%	0.0%
Korupark 1., 2. and 3. Phases - Bursa - 9 residences + 5 retail units + several power centers and parking lots	154,715	0.3%	154,715	0.3%	0.0%
Torium Residence - İstanbul - 2 units	3,505	0.0%	3,505	0.0%	0.0%
Torium Dorm (2 dorms)	109,130	0.2%	109,130	0.2%	0.0%
Mall of İstanbul Shopping Center - İstanbul	9,115,000	20.4%	9,115,000	20.4%	0.0%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 1 Flat offices, 12 Commercial units - İstanbul	135,805	0.3%	135,805	0.3%	0.0%
Torun Tower (Office building) - İstanbul	6,000,000	13.4%	6,000,000	13.4%	0.0%
Torun Center Project (Residence) (298 residences; Gross Sellable Area - 50,194.19 m ²) - İstanbul	3,840,005	8.6%	3,840,005	8.6%	0.0%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 51,967.33 m ²) - İstanbul	4,452,430	10.0%	4,452,430	10.0%	0.0%
5. Levent Project - İstanbul - 8 Residences, 50 Commercial units, 17 power centers	514,255	1.2%	514,255	1.2%	0.0%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 14,530 m ²) - İstanbul	850,300	1.9%	850,300	1.9%	0.0%
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	1,508,400	3.4%	1,508,400	3.4%	0.0%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 18,755 m ²) - İstanbul	543,800	1.2%	543,800	1.2%	0.0%
Real Estate Projects	5,982,880	13.4%	5,982,880	13.4%	0.0%
İstanbul Paşabahçe Project (70,644.88m ²)	2,700,000	6.1%	2,700,000	6.1%	0.0%
Karaköy Hotel Project - İstanbul	672,880	1.5%	672,880	1.5%	0.0%
5. Levent Project Phase 2 - İstanbul (43,405.61 m ²)**	2,610,000	5.8%	2,610,000	5.8%	0.0%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	43,258,440	97.0%	43,258,440	97.0%	0.0%

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	731,137	1.6%	731,137	1.6%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	478,480	1.1%	478,480	1.1%	0.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	148,600	0.3%	148,600	0.3%	0.0%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	1,358,217	3.0%	1,358,217	3.0%	0.0%
TOTAL REAL ESTATE PORTFOLIO	44,616,657	100.0%	44,616,657	100.0%	0.0%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2022	Total Portfolio Value Share %	30.06.2023	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	86,049	0%	899,872	2%	945.8%
Demand/Time TRY Deposit	839,381	2%	1,410,627	3%	68.1%
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	925,430	2%	2,310,499	5%	149.7%
TOTAL PORTFOLIO VALUE	45,542,087	100%	46,927,156	100%	3.0%
OTHER ASSETS	-6,261,339		-5,493,541		-12.3%
LIABILITIES	5,485,335		6,622,191		20.7%
NET ASSET VALUE	33,795,413		34,811,424		3.0%
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	33.80		34.81		3.0%
SHARE CLOSING PRICE	19.30		18.14		-6.0%

*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.