

30.09.2022 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2021		30.09.2022		
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%	463,355	2.0%	0.0%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m ²)	248,805	1.1%	248,805	1.1%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	116,550	0.5%	116,550	0.5%	0.0%
Antalya Kepez Land plots - Antalya	98,000	0.4%	98,000	0.4%	0.0%
Buildings	18,589,032	85.1%	18,589,032	80.8%	0.0%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	457,000	2.1%	457,000	2.0%	0.0%
Korupark Shopping Mall - Bursa	2,150,000	9.8%	2,150,000	9.3%	0.0%
Torium Shopping Mall - İstanbul	750,000	3.4%	750,000	3.3%	0.0%
Deepo Outlet Center - Antalya	693,520	3.2%	693,520	3.0%	0.0%
Mall of Antalya - Antalya	1,035,065	4.7%	1,035,065	4.5%	0.0%
Korupark 1., 2. and 3. Phases - Bursa - 9 residences + 5 retail units + warehouses of 201 residential units + 3 power centers + 1 parking lot	58,917	0.3%	58,917	0.3%	0.0%
Torium Residence - İstanbul - 2 units	1,835	0.0%	1,835	0.0%	0.0%
Torium Dorm (2 dorms)	50,000	0.2%	50,000	0.2%	0.0%
Mall of İstanbul Shopping Center - İstanbul	4,800,000	22.0%	4,800,000	20.9%	0.0%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 2 Flat offices, 12 Commercial units - İstanbul	81,510	0.4%	81,510	0.4%	0.0%
Torun Tower (Office building) - İstanbul	2,700,000	12.4%	2,700,000	11.7%	0.0%
Torun Center Project (Residence) (334 residences; Gross Sellable Area - 55,293.58 m ²) - İstanbul	1,936,270	8.9%	1,936,270	8.4%	0.0%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 52,628.42 m ²) - İstanbul	2,146,510	9.8%	2,146,510	9.3%	0.0%
5. Levent Project - İstanbul - 15 Residences, 50 Commercial units, 17 power centers	274,405	1.3%	274,405	1.2%	0.0%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 15,250 m ²) - İstanbul	358,500	1.6%	358,500	1.6%	0.0%
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	723,750	3.3%	723,750	3.1%	0.0%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 18,755 m ²) - İstanbul	371,750	1.7%	371,750	1.6%	0.0%
Real Estate Projects	2,229,190	10.2%	3,386,895	14.7%	51.9%
İstanbul Paşabahçe Project (70,644.88m ²)	1,430,000	6.5%	1,430,000	6.2%	0.0%
Karaköy Hotel Project - İstanbul	352,720	1.6%	352,720	1.5%	0.0%
5. Levent Project Phase 2 - İstanbul (43,405.61 m ²)*	446,470	2.0%	1,604,175	7.0%	259.3%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	21,281,577	97.4%	22,439,282	97.5%	5.4%

PARTICIPATIONS' REAL ESTATE PORTFOLIO	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
ANKA Mall and CP Ankara Hotel - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	334,242	1.5%	334,242	1.5%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	127,350	0.6%	127,350	0.6%	0.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	105,200	0.5%	105,200	0.5%	0.0%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	566,792	2.6%	566,792	2.5%	0.0%
TOTAL REAL ESTATE PORTFOLIO	21,848,369	100.0%	23,006,074	100.0%	5.3%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2021	Total Portfolio Value Share %	30.09.2022	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	61,082	0%	45,796	0%	-25.0%
Demand/Time TRY Deposit	186,485	1%	584,626	2%	213.5%
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	247,567	1%	630,422	3%	154.6%
TOTAL PORTFOLIO VALUE	22,095,936	100%	23,636,496	100%	7.0%
OTHER ASSETS	-2,188,937		-3,233,747		47.7%
LIABILITIES	5,387,989		5,213,887		-3.2%
NET ASSET VALUE	14,519,010		15,188,862		4.6%
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	14.52		15.19		4.6%
SHARE CLOSING PRICE	3.92		8.01		104.3%

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.