

## 31.03.2023 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2022		31.03.2023		
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
<b>Landbank</b>	<b>845,715</b>	<b>1.9%</b>	<b>845,715</b>	<b>1.9%</b>	<b>0.0%</b>
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m <sup>2</sup> )*	428,855	1.0%	428,855	1.0%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m <sup>2</sup> )	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%
<b>Buildings</b>	<b>36,429,845</b>	<b>81.7%</b>	<b>36,429,845</b>	<b>81.7%</b>	<b>0.0%</b>
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 <sup>2</sup> ) - 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 <sup>2</sup> ) - 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 <sup>2</sup> ) - 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 <sup>2</sup> ) - İstanbul	543,800	1.2%	543,800	1.2%	0.0%
<b>Real Estate Projects</b>	<b>5,982,880</b>	<b>13.4%</b>	<b>5,982,880</b>	<b>13.4%</b>	<b>0.0%</b>
İstanbul Paşabahçe Project (70,644.88m <sup>2</sup> )	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 <sup>2</sup> )**	2,610,000	5.8%	2,610,000	5.8%	0.0%
<b>PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO</b>	<b>43,258,440</b>	<b>97.0%</b>	<b>43,258,440</b>	<b>97.0%</b>	<b>0.0%</b>

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%
<b>PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO</b>	<b>1,358,217</b>	<b>3.0%</b>	<b>1,358,217</b>	<b>3.0%</b>	<b>0.0%</b>
<b>TOTAL REAL ESTATE PORTFOLIO</b>	<b>44,616,657</b>	<b>100.0%</b>	<b>44,616,657</b>	<b>100.0%</b>	<b>0.0%</b>
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2022	Total Portfolio Value Share %	31.03.2023	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	86,049	0%	184,379	0%	114.3%
Demand/Time TRY Deposit	839,381	2%	822,397	2%	-2.0%
<b>TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS</b>	<b>925,430</b>	<b>2%</b>	<b>1,006,776</b>	<b>2%</b>	<b>8.8%</b>
<b>TOTAL PORTFOLIO VALUE</b>	<b>45,542,087</b>	<b>100%</b>	<b>45,623,433</b>	<b>100%</b>	<b>0.2%</b>
OTHER ASSETS	-6,261,339		-5,933,483		-5.2%
LIABILITIES	5,485,335		5,327,843		-2.9%
<b>NET ASSET VALUE</b>	<b>33,795,413</b>		<b>34,362,107</b>		<b>1.7%</b>
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	<b>33.80</b>		<b>34.36</b>		<b>1.7%</b>
SHARE CLOSING PRICE	19.30		13.82		-28.4%

\*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.