

31.12.2019 Torunlar REIC Real Estate Portfolio Table (000 TRY)

	31.12.2018		31.12.2019		
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>200,420</b>	<b>1.6%</b>	<b>215,355</b>	<b>1.6%</b>	<b>7.5%</b>
İstanbul Eyüpsultan Land (1,035 m <sup>2</sup> )*	5,280	0.0%	6,055	0.0%	14.7%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m <sup>2</sup> )	64,785	0.5%	74,215	0.6%	14.6%
Mall of İstanbul Project 3. Phase (12,131.79 m <sup>2</sup> )	68,120	0.6%	71,820	0.5%	5.4%
Antalya Kepez Land plots - Antalya	62,235	0.5%	63,265	0.5%	1.7%
<b>Buildings</b>	<b>10,456,268</b>	<b>85.7%</b>	<b>11,075,333</b>	<b>84.6%</b>	<b>5.9%</b>
Zafer Plaza Shopping Mall - Bursa (72.26% share)	352,400	2.9%	366,700	2.8%	4.1%
Korupark Shopping Mall - Bursa	1,540,000	12.6%	1,710,000	13.1%	11.0%
Torium Shopping Mall - İstanbul	490,000	4.0%	540,000	4.1%	10.2%
Deepo Outlet Center - Antalya	410,000	3.4%	465,000	3.6%	13.4%
Mall of Antalya - Antalya	490,000	4.0%	575,000	4.4%	17.3%
Korupark 1. and 2. Phases - Bursa - 5 retail units + warehouses of 201 residential units + 1 power center	22,433	0.2%	24,093	0.2%	7.4%
Niş İstanbul - İstanbul - 7 retail stores	15,535	0.1%	13,230	0.1%	-14.8%
Korupark Residences 3.Phase - Bursa - 9 residences + 1 parking lot + 1 power center	12,850	0.1%	10,820	0.1%	-15.8%
Torium Residence - İstanbul - 2 units	625	0.0%	685	0.0%	9.6%
Torium Dorm (2 dorms)	0	0.0%	42,300	0.3%	NM
Mall of İstanbul Shopping Center - İstanbul	2,590,000	21.2%	3,000,000	22.9%	15.8%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 3 Flat offices, 8 Power centers - İstanbul	80,120	0.7%	14,560	0.1%	-81.8%
Torun Tower (Office building) - İstanbul	1,724,000	14.1%	1,853,000	14.2%	7.5%
Torun Center Project (Residence) (Gross Sellable Area - 62,219.91 m <sup>2</sup> ) - İstanbul	1,125,420	9.2%	1,007,450	7.7%	-10.5%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 60,815.66 m <sup>2</sup> ) - İstanbul	1,078,195	8.8%	1,031,275	7.9%	-4.4%
5. Levent Project - İstanbul - 281 Residences, 50 Commercial units	524,690	4.3%	421,220	3.2%	-19.7%
<b>Real Estate Projects</b>	<b>1,176,104</b>	<b>9.6%</b>	<b>1,400,985</b>	<b>10.7%</b>	<b>19.1%</b>
Mall of İstanbul Project 2. Phase (Hotel, convention center, residence) - İstanbul	313,344	2.6%	442,585	3.4%	41.2%
İstanbul Paşabahçe Project	801,100	6.6%	861,500	6.6%	7.5%
Karaköy Hotel Project - İstanbul	61,660	0.5%	96,900	0.7%	57.2%
<b>PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO</b>	<b>11,832,792</b>	<b>97.0%</b>	<b>12,691,673</b>	<b>97.0%</b>	<b>7.3%</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 Crowne Plaza - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	267,195	2.2%	281,451	2.2%	5.3%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	45,545	0.4%	55,550	0.4%	22.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	52,400	0.4%	58,800	0.4%	12.2%
<b>PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO</b>	<b>365,140</b>	<b>3.0%</b>	<b>395,801</b>	<b>3.0%</b>	<b>8.4%</b>
<b>TOTAL REAL ESTATE PORTFOLIO</b>	<b>12,197,932</b>	<b>100.0%</b>	<b>13,087,474</b>	<b>100.0%</b>	<b>7.3%</b>

Note: 5. Levent project with 340,000,000 TRY appraisal value is not included in the portfolio table as it is not annotated on the title deed.  
\*The land which was 5,720.90 m<sup>2</sup> at 5. Levent Eyüpsultan area in 2017 is currently decreased to 1,035 m<sup>2</sup> after some occupancy permits have been granted.