

31.12.2020 Torunlar Portfolio Table (000 TRY)

	31.12.2019		31.12.2020		
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	215,355	1.6%	248,430	1.8%	15.4%
İstanbul Eyüpsultan Land (1,035 m ²)*	6,055	0.0%	6,955	0.0%	14.9%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m ²)	74,215	0.6%	91,250	0.6%	23.0%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	71,820	0.5%	84,500	0.6%	17.7%
Antalya Kepez Land plots - Antalya	63,265	0.5%	65,725	0.5%	3.9%
Buildings	11,517,918	88.2%	12,464,042	88.1%	8.2%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	366,700	2.8%	379,200	2.7%	3.4%
Korupark Shopping Mall - Bursa	1,710,000	13.1%	1,785,000	12.6%	4.4%
Torium Shopping Mall - İstanbul	540,000	4.1%	630,000	4.5%	16.7%
Deeepo Outlet Center - Antalya	465,000	3.6%	350,000	2.5%	-24.7%
Mall of Antalya - Antalya	575,000	4.4%	730,000	5.2%	27.0%
Korupark 1., 2. and 3. Phases - Bursa - 9 residences + 5 retail units + warehouses of 201 residential units + 2 power centers + 1 parking lot	34,913	0.3%	35,797	0.3%	2.5%
Nishistanbul - İstanbul - 4 retail stores	13,230	0.1%	7,670	0.1%	-42.0%
Torium Residence - İstanbul - 2 units	685	0.0%	790	0.0%	15.3%
Torium Dorm (2 dorms)	42,300	0.3%	44,000	0.3%	4.0%
Mall of İstanbul Shopping Center - İstanbul	3,000,000	23.0%	3,135,000	22.2%	4.5%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 3 Flat offices, 9 Commercial units - İstanbul	14,560	0.1%	42,485	0.3%	191.8%
Torun Tower (Office building) - İstanbul	1,853,000	14.2%	2,000,000	14.1%	7.9%
Torun Center Project (Residence) (Gross Sellable Area - 61,667.76 m ²) - İstanbul	998,999	7.6%	1,169,950	8.3%	17.1%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 61,367.81 m ²) - İstanbul	1,039,726	8.0%	1,105,400	7.8%	6.3%
5. Levent Project - İstanbul - 141 Residences, 50 Commercial units	421,220	3.2%	311,750	2.2%	-26.0%
Mall of İstanbul Project 2. Phase - Residence - İstanbul			218,650		NM
Mall of İstanbul Project 2. Phase - Hotel - Convention center - İstanbul	442,585		280,350		NM
Mall of İstanbul Project 2. Phase - Office - Commercial unit - İstanbul			238,000		NM
Real Estate Projects	936,470	7.2%	1,012,010	7.2%	8.1%
İstanbul Paşabağçe Project	861,500	6.6%	891,475	6.3%	3.5%
Karaköy Hotel Project - İstanbul**	74,970	0.6%	120,535	0.9%	60.8%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	12,669,743	97.0%	13,724,482	97.0%	8.3%

PARTICIPATIONS' REAL ESTATE PORTFOLIO	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
ANKAMall and Crowne Plaza - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	281,451	2.2%	275,355	1.9%	-2.2%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	55,550	0.4%	70,000	0.5%	26.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	58,800	0.5%	72,500	0.5%	23.3%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	395,801	3.0%	417,855	3.0%	5.6%
TOTAL REAL ESTATE PORTFOLIO	13,065,544	100.0%	14,142,337	100.0%	8.2%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2019	Total Real Estate Portfolio Value Share %	31.12.2020	Total Real Estate Portfolio Value Share %	Change
Demand/Time Forex Deposit	146,420	1%	123,372	1%	-15.7
Demand/Time TRY Deposit	592,691	4%	49,881	0%	-91.6
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	739,111	5%	173,253	1%	-76.6
TOTAL PORTFOLIO VALUE	13,804,655	100%	14,315,590	100%	3.7
OTHER ASSETS	-84,582		-600,803		610.3
LIABILITIES	5,241,934		4,944,870		-5.7
NET ASSET VALUE	8,478,139		8,769,917		3.4
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.0
NAV PER SHARE	8.48		8.77		3.4
SHARE CLOSING PRICE	2.75		3.90		41.8

Note: 5. Levent project with 474,520,543 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 m² at 5. Levent Eyüpsultan area in 2017 is currently decreased to 1,035 m² after some occupancy permits have been granted.
 **2020 appraisal value for the Karaköy Hotel Project is shown as the amount valued for the current project as is; whereas in the financial statements the appraisal value for the land is shown.