

31.12.2021 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2020		31.12.2021		
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	248,430	1.8%	909,825	4.2%	266.2%
İstanbul Eyüpsultan Land (25,882.45 m ²)*	6,955	0.0%	446,470	2.0%	6319.4%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m ²)	91,250	0.6%	248,805	1.1%	172.7%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	84,500	0.6%	116,550	0.5%	37.9%
Antalya Kepez Land plots - Antalya	65,725	0.5%	98,000	0.4%	49.1%
Buildings	12,464,042	88.1%	18,589,032	85.1%	49.1%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	379,200	2.7%	457,000	2.1%	20.5%
Korupark Shopping Mall - Bursa	1,785,000	12.6%	2,150,000	9.8%	20.4%
Torium Shopping Mall - İstanbul	630,000	4.5%	750,000	3.4%	19.0%
Deepo Outlet Center - Antalya	350,000	2.5%	693,520	3.2%	98.1%
Mall of Antalya - Antalya	730,000	5.2%	1,035,065	4.7%	41.8%
Korupark 1., 2. and 3. Phases - Bursa - 9 residences + 5 retail units + warehouses of 201 residential units + 3 power centers + 1 parking lot	35,797	0.3%	58,917	0.3%	64.6%
Nishistanbul - İstanbul - 4 retail stores	7,670	0.1%	0	0.0%	NM
Torium Residence - İstanbul - 2 units	790	0.0%	1,835	0.0%	132.3%
Torium Dorm (2 dorms)	44,000	0.3%	50,000	0.2%	13.6%
Mall of İstanbul Shopping Center - İstanbul	3,135,000	22.2%	4,800,000	22.0%	53.1%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 2 Flat offices, 12 Commercial units - İstanbul	42,485	0.3%	81,510	0.4%	91.9%
Torun Tower (Office building) - İstanbul	2,000,000	14.1%	2,700,000	12.4%	35.0%
Torun Center Project (Residence) (334 residences; Gross Sellable Area - 55,293.58 m ²) - İstanbul	1,169,950	8.3%	1,936,270	8.9%	65.5%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 52,628.42 m ²) - İstanbul	1,105,400	7.8%	2,146,510	9.8%	94.2%
5. Levent Project - İstanbul - 15 Residences, 50 Commercial units, 17 power centers	311,750	2.2%	274,405	1.3%	-12.0%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 15,250 m ²) - İstanbul	218,650	1.5%	358,500	1.6%	64.0%
Mall of İstanbul Project 2. Phase - MOI Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	280,350	2.0%	723,750	3.3%	158.2%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 18,755 m ²) - İstanbul	238,000	1.7%	371,750	1.7%	56.2%
Real Estate Projects	1,012,010	7.2%	1,782,720	8.2%	76.2%
İstanbul Paşabahçe Project (70,644.88m ²)	891,475	6.3%	1,430,000	6.5%	60.4%
Karaköy Hotel Project - İstanbul	120,535	0.9%	352,720	1.6%	192.6%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	13,724,482	97.0%	21,281,577	97.4%	55.1%

PARTICIPATIONS' REAL ESTATE PORTFOLIO	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
ANKAMall and CPAnkara Hotel - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	275,355	1.9%	334,242	1.5%	21.4%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	70,000	0.5%	127,350	0.6%	81.9%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	72,500	0.5%	105,200	0.5%	45.1%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	417,855	3.0%	566,792	2.6%	35.6%
TOTAL REAL ESTATE PORTFOLIO	14,142,337	100.0%	21,848,369	100.0%	54.5%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2020	Total Real Estate Portfolio Value Share %	31.12.2021	Total Real Estate Portfolio Value Share %	Change
Demand/Time Forex Deposit	123,372	1%	61,082	0%	-50.5
Demand/Time TRY Deposit	49,881	0%	186,485	1%	273.9
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	173,253	1%	247,567	1%	42.9
TOTAL PORTFOLIO VALUE	14,315,590	100%	22,095,936	100%	54.3
OTHER ASSETS	-600,803		-2,188,937		264.3
LIABILITIES	4,944,870		5,387,989		9.0
NET ASSET VALUE	8,769,917		14,519,010		65.6
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.0
NAV PER SHARE	8.77		14.52		65.6
SHARE CLOSING PRICE	3.90		3.92		0.5

*5. Levent project with 1,604,175,000 TRY appraisal value is not included in the portfolio table as it is not annotated on the title deed.