

31.12.2023 Torunlar REIC Real Estate Portfolio Table (000 TRY)

	31.12.2022		31.12.2023		
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
Landbank	845,715	1.9%	1,413,670	1.7%	67.2%
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)*	428,855	1.0%	710,370	0.9%	65.6%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	177,000	0.4%	272,965	0.3%	54.2%
Antalya Kepez Land plots - Antalya (48,563m ²)	239,860	0.5%	430,335	0.5%	79.4%
Buildings	36,429,845	81.7%	66,740,010	80.7%	83.2%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	567,200	1.3%	940,500	1.1%	65.8%
Korupark Shopping Mall - Bursa	3,781,600	8.5%	7,665,000	9.3%	102.7%
Torium Shopping Mall - İstanbul	1,150,000	2.6%	2,220,000	2.7%	93.0%
Deepo Outlet Center - Antalya	1,615,440	3.6%	2,850,000	3.4%	76.4%
Mall of Antalya - Antalya	2,088,260	4.7%	3,535,000	4.3%	69.3%
Korupark 1., 2. and 3. Phases - Bursa - 7 residences + 5 retail units + several power centers and parking lots	154,715	0.3%	180,160	0.2%	16.4%
Torium Residence - İstanbul - 2 units	3,505	0.0%	5,830	0.0%	66.3%
Torium Dorm (2 dorms)	109,130	0.2%	270,200	0.3%	147.6%
Mall of İstanbul Shopping Center - İstanbul	9,115,000	20.4%	18,000,000	21.8%	97.5%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 1 Flat offices, 12 Commercial units - İstanbul	135,805	0.3%	201,640	0.2%	48.5%
Torun Tower (Office building) - İstanbul	6,000,000	13.4%	12,400,000	15.0%	106.7%
Torun Center Project (Residence) (282 residences; Gross Sellable Area - 47,365.51 m ²) - İstanbul	3,840,005	8.6%	6,241,740	7.5%	62.5%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 49,844.10 m ²) - İstanbul	4,452,430	10.0%	7,375,230	8.9%	65.6%
5. Levent Project - İstanbul - 8 Residences, 50 Commercial units, 17 power centers	514,255	1.2%	657,710	0.8%	27.9%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 10,247.59 m ²) - İstanbul	850,300	1.9%	590,000	0.7%	-30.6%
Mall of İstanbul Project 2. Phase - MOI Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	1,508,400	3.4%	3,040,000	3.7%	101.5%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Net Leasable Area - 12,503.53 m ²) - İstanbul	543,800	1.2%	567,000	0.7%	4.3%
Real Estate Projects	5,982,880	13.4%	12,025,100	14.5%	101.0%
İstanbul Paşabahçe Project (70,644.88m ²)	2,700,000	6.1%	4,062,600	4.9%	50.5%
Karaköy Hotel Project - İstanbul	672,880	1.5%	1,187,500	1.4%	76.5%
5. Levent Project Phase 2 - İstanbul (43,405.61 m ²)**	2,610,000	5.8%	6,775,000	8.2%	159.6%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	43,258,440	97.0%	80,178,780	96.9%	85.3%

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	731,137	1.6%	1,658,811	2.0%	126.9%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	478,480	1.1%	744,400	0.9%	55.6%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	148,600	0.3%	162,650	0.2%	9.5%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	1,358,217	3.0%	2,565,861	3.1%	88.9%
TOTAL REAL ESTATE PORTFOLIO	44,616,657	100.0%	82,744,641	100.0%	85.5%

*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.