

30.09.2025 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2024		30.09.2025		
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	1,892,475	1.9%	2,288,115	1.9%	20.9%
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)	888,635	0.9%	1,050,227	0.9%	18.2%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	385,185	0.4%	431,900	0.4%	12.1%
Antalya Kepez Land plots - Antalya (50,292.59 m ²)	618,655	0.6%	805,988	0.7%	30.3%
Buildings	80,304,440	81.3%	96,114,300	80.6%	19.7%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	1,713,800	1.7%	2,206,400	1.9%	28.7%
Korupark Shopping Mall - Bursa	12,554,300	12.7%	15,318,130	12.8%	22.0%
Torium Shopping Mall - İstanbul	3,325,100	3.4%	4,230,100	3.5%	27.2%
Deepo Outlet Center - Antalya	4,147,300	4.2%	4,954,100	4.2%	19.5%
Mall of Antalya - Antalya	5,623,400	5.7%	7,165,700	6.0%	27.4%
Korupark 1., 2. and 3. Phases - Bursa - 5 retail units + several parking lots	211,585	0.2%	203,250	0.2%	-3.9%
Torium Residence - İstanbul - 2 units	7,560	0.0%	8,850	0.0%	17.1%
Torium Dorm (2 dorms)	494,200	0.5%	491,400	0.4%	-0.6%
Mall of İstanbul Shopping Center - İstanbul	29,300,000	29.7%	35,895,100	30.1%	22.5%
Mall of İstanbul - 2 Residences, 2 Offices, 12 Commercial units - İstanbul	261,330	0.3%	301,790	0.3%	15.5%
Torun Center Project (Residence) (279 residences; Gross Sellable Area - 46,381.34 m ²) - İstanbul	7,107,735	7.2%	8,082,100	6.8%	13.7%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 47,274.95 m ²) - İstanbul	8,514,150	8.6%	9,381,810	7.9%	10.2%
5. Levent Project - İstanbul - 7 Residences + 50 Commercial units	786,980	0.8%	887,120	0.7%	12.7%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 8,250.33 m ²) - İstanbul	579,000	0.6%	679,420	0.6%	17.3%
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 199) - İstanbul	4,183,000	4.2%	4,520,720	3.8%	8.1%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 12,503.53 m ²) - İstanbul	1,495,000	1.5%	1,788,310	1.5%	19.6%
Real Estate Projects	12,981,080	13.1%	16,983,669	14.2%	30.8%
İstanbul Paşabahçe Project (70,644.88m ²)	6,246,100	6.3%	6,394,900	5.4%	2.4%
Karaköy Hotel Project - İstanbul	1,616,100	1.6%	1,742,063	1.5%	7.8%
5. Levent Project Phase 2 - (480 residences; 80,708.96 m ²), (Commercial Units - 3,720.75 m ²) - İstanbul	5,118,880	5.2%	8,846,706	7.4%	72.8%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	95,177,995	96.4%	115,386,084	96.8%	21.2%

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	2,198,375	2.2%	2,198,375	1.8%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	1,051,700	1.1%	1,249,000	1.0%	18.8%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	315,500	0.3%	394,040	0.3%	24.9%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	3,565,575	3.6%	3,841,415	3.2%	7.7%
TOTAL REAL ESTATE PORTFOLIO*	98,743,570	100.0%	119,227,499	100.0%	20.7%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2024	Total Portfolio Value Share %	30.09.2025	Total Portfolio Value Share %	Change
Demand/Time (Forex Deposit + FX Capital Markets Products)	13,429,996	11%	15,287,239	10%	13.8%
Demand/Time (TRY Deposit + TRY Capital Markets Products)	11,867,219	10%	11,978,488	8%	0.9%
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	25,297,215	20%	27,265,727	19%	7.8%
TOTAL PORTFOLIO VALUE	124,040,785	100%	146,493,226	100%	18.1%
OTHER ASSETS	20,743,896		2,013,395		-90.3%
LIABILITIES	22,818,760		24,180,873		6.0%
NET ASSET VALUE	121,965,921		124,325,748		1.9%
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	121.97		124.33		1.9%
SHARE CLOSING PRICE	63.75		74.75		17.3%

*The 2024 appraisal values are the nominal year-end values for 2024. These values have not been adjusted for inflation.