

31.03.2026 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2025		31.03.2026		
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	2,645,837	2.0%	2,645,837	1.8%	0.0%
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)	1,196,347	0.9%	1,196,347	0.8%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	527,730	0.4%	527,730	0.4%	0.0%
Antalya Kepez Land plots - Antalya (50,292.59 m ²)	921,760	0.7%	921,760	0.6%	0.0%
Buildings	107,113,980	82.1%	124,944,253	84.2%	16.6%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	2,401,700	1.8%	2,401,700	1.6%	0.0%
Korupark Shopping Mall - Bursa	17,167,500	13.2%	17,167,500	11.6%	0.0%
Torium Shopping Mall - İstanbul	4,764,700	3.7%	4,764,700	3.2%	0.0%
Deepo Outlet Center - Antalya	5,516,000	4.2%	5,516,000	3.7%	0.0%
Mall of Antalya - Antalya	8,587,800	6.6%	8,587,800	5.8%	0.0%
Forum Mersin Shopping Mall - Mersin*	0	0.0%	11,175,223	7.5%	NM
Forum Kayseri Shopping Mall - Kayseri*	0	0.0%	6,655,050	4.5%	NM
Korupark 1., 2. and 3. Phases - Bursa - 5 retail units + several parking lots	233,480	0.2%	233,480	0.2%	0.0%
Torium Residence - İstanbul - 2 units	9,560	0.0%	9,560	0.0%	0.0%
Torium Dorm (2 dorms)	520,500	0.4%	520,500	0.4%	0.0%
Mall of İstanbul Shopping Center - İstanbul	39,331,200	30.1%	39,331,200	26.5%	0.0%
Mall of İstanbul - 2 Residences, 2 Offices, 12 Commercial units - İstanbul	346,570	0.3%	346,570	0.2%	0.0%
Torun Center Project (Residence) (276 residences; Gross Sellable Area - 45,715.13 m ²) - İstanbul	9,337,670	7.2%	9,337,670	6.3%	0.0%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 45,615.67 m ²) - İstanbul	10,294,440	7.9%	10,294,440	6.9%	0.0%
5. Levent Project - İstanbul - 8 Residences + 50 Commercial units	1,033,300	0.8%	1,033,300	0.7%	0.0%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 8,250.33 m ²) - İstanbul	715,200	0.5%	715,200	0.5%	0.0%
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center (Hotel rooms: 199) - İstanbul	4,799,240	3.7%	4,799,240	3.2%	0.0%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Gross Leasable Area - 12,503.53 m ²) - İstanbul	2,055,120	1.6%	2,055,120	1.4%	0.0%
Real Estate Projects	15,913,335	12.2%	15,913,335	10.7%	0.0%
İstanbul Paşabahçe Project (70,644.88m ²)	7,534,030	5.8%	7,534,030	5.1%	0.0%
Karaköy Hotel Project - İstanbul	2,120,093	1.6%	2,120,093	1.4%	0.0%
5. Levent Project Phase 2 - (268 residences; 44,721.86 m ²), (Commercial Units - 20 units; 3,720.75 m ²) - İstanbul	6,259,212	4.8%	6,259,212	4.2%	0.0%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	125,673,152	96.3%	143,503,425	96.7%	14.2%

PARTICIPATIONS' REAL ESTATE PORTFOLIO	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
ANKA mall and CPAnkara Hotel - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	3,018,454	2.3%	3,018,454	2.0%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	1,413,100	1.1%	1,413,100	1.0%	0.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	418,760	0.3%	418,760	0.3%	0.0%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	4,850,314	3.7%	4,850,314	3.3%	0.0%
TOTAL REAL ESTATE PORTFOLIO	130,523,466	100.0%	148,353,739	100.0%	13.7%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2025	Total Portfolio Value Share %	31.03.2026	Total Portfolio Value Share %	Change
Demand/Time (Forex Deposit + FX Capital Markets Products)	18,643,842	11%	13,109,382	7%	-29.7%
Demand/Time (TRY Deposit + TRY Capital Markets Products)	16,189,880	10%	17,729,126	10%	9.5%
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	34,833,722	21%	30,838,508	17%	-11.5%
TOTAL PORTFOLIO VALUE	165,357,188	100%	179,192,247	100%	8.4%
OTHER ASSETS	7,277,329		7,497,539		3.0%
LIABILITIES	28,951,554		41,380,220		42.9%
NET ASSET VALUE	143,682,963		145,309,566		1.1%
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	143.68		145.31		1.1%
SHARE CLOSING PRICE	74.00		85.40		15.4%

*Share purchase prices are based on the Turkish Central Bank's Euro buying exchange rate as of March 31, 2026, converted to Turkish Lira. Appraisal values will be shared on June 30, 2026.