

31.12.2024 Torunlar REIC Real Estate Portfolio Table (000 TRY)

	31.12.2023		31.12.2024		
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	1,413,670	1.7%	1,892,475	1.9%	33.9%
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)*	710,370	0.9%	888,635	0.9%	25.1%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	272,965	0.3%	385,185	0.4%	41.1%
Antalya Kepez Land plots - Antalya (50,347.96m ²)	430,335	0.5%	618,655	0.6%	43.8%
Buildings	66,740,010	80.7%	80,304,440	81.3%	20.3%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	940,500	1.1%	1,713,800	1.7%	82.2%
Korupark Shopping Mall - Bursa	7,665,000	9.3%	12,554,300	12.7%	63.8%
Torium Shopping Mall - İstanbul	2,220,000	2.7%	3,325,100	3.4%	49.8%
Deepo Outlet Center - Antalya	2,850,000	3.4%	4,147,300	4.2%	45.5%
Mall of Antalya - Antalya	3,535,000	4.3%	5,623,400	5.7%	59.1%
Korupark 1., 2. and 3. Phases - Bursa - 4 residences + 5 retail units + several power centers and parking lots	180,160	0.2%	211,585	0.2%	17.4%
Torium Residence - İstanbul - 2 units	5,830	0.0%	7,560	0.0%	29.7%
Torium Dorm (2 dorms)	270,200	0.3%	494,200	0.5%	82.9%
Mall of İstanbul Shopping Center - İstanbul	18,000,000	21.8%	29,300,000	29.7%	62.8%
Mall of İstanbul - 2 Residences, 2 Offices, 12 Commercial units - İstanbul	201,640	0.2%	261,330	0.3%	29.6%
Torun Tower (Office building) - İstanbul	12,400,000	15.0%	0	0.0%	NM
Torun Center Project (Residence) (275 residences; Gross Sellable Area - 47,073.55 m ²) - İstanbul	6,241,740	7.5%	7,107,735	7.2%	13.9%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 47,121 m ²) - İstanbul	7,375,230	8.9%	8,514,150	8.6%	15.4%
5. Levent Project - İstanbul - 7 Residences, 50 Commercial units	657,710	0.8%	786,980	0.8%	19.7%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 8,250.33 m ²) - İstanbul	590,000	0.7%	579,000	0.6%	-1.9%
Mall of İstanbul Project 2. Phase - MOI Hilton Hotel - Convention center (Hotel rooms: 199) - İstanbul	3,040,000	3.7%	4,183,000	4.2%	37.6%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Net Leasable Area - 12,503.53 m ²) - İstanbul	567,000	0.7%	1,495,000	1.5%	163.7%
Real Estate Projects	12,025,100	14.5%	12,981,080	13.1%	7.9%
İstanbul Paşabahçe Project (70,644.88m ²)	4,062,600	4.9%	6,246,100	6.3%	53.7%
Karaköy Hotel Project - İstanbul	1,187,500	1.4%	1,616,100	1.6%	36.1%
5. Levent Project Phase 2 - (355 residences; 56,544.05 m ²), (Commercial Units - 3,720.74 m ²) - İstanbul	6,775,000	8.2%	5,118,880	5.2%	-24.4%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	80,178,780	96.9%	95,177,995	96.4%	18.7%
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	1,658,811	2.0%	2,198,375	2.2%	32.5%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	744,400	0.9%	1,051,700	1.1%	41.3%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	162,650	0.2%	315,500	0.3%	94.0%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	2,565,861	3.1%	3,565,575	3.6%	39.0%
TOTAL REAL ESTATE PORTFOLIO	82,744,641	100.0%	98,743,570	100.0%	19.3%