

30.09.2024 Torunlar REIC Portfolio Table (000 TRY)

	31.12.2023		30.09.2024		
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%	1,671,820	1.9%	18.3%
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)*	710,370	0.9%	820,675	1.0%	15.5%
Mall of İstanbul Project 3. Phase (12,131.79 m ²)	272,965	0.3%	307,540	0.4%	12.7%
Antalya Kepez Land plots - Antalya (50,347.96m ²)	430,335	0.5%	543,605	0.6%	26.3%
Buildings	66,740,010	80.7%	65,733,310	76.6%	-1.5%
Zafer Plaza Shopping Mall - Bursa (72.26% share)	940,500	1.1%	1,499,920	1.7%	59.5%
Korupark Shopping Mall - Bursa	7,665,000	9.3%	9,750,000	11.4%	27.2%
Torium Shopping Mall - İstanbul	2,220,000	2.7%	3,050,000	3.6%	37.4%
Deepo Outlet Center - Antalya	2,850,000	3.4%	3,620,000	4.2%	27.0%
Mall of Antalya - Antalya	3,535,000	4.3%	4,550,000	5.3%	28.7%
Korupark 1., 2. and 3. Phases - Bursa - 7 residences + 5 retail units + several power centers and parking lots	180,160	0.2%	197,320	0.2%	9.5%
Torium Residence - İstanbul - 2 units	5,830	0.0%	6,920	0.0%	18.7%
Torium Dorm (2 dorms)	270,200	0.3%	275,900	0.3%	2.1%
Mall of İstanbul Shopping Center - İstanbul	18,000,000	21.8%	22,800,000	26.6%	26.7%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 1 Flat offices, 12 Commercial units - İstanbul	201,640	0.2%	228,240	0.3%	13.2%
Torun Tower (Office building) - İstanbul	12,400,000	15.0%	0	0.0%	-100.0%
Torun Center Project (Residence) (284 residences; Gross Sellable Area - 47,766.56 m ²) - İstanbul	6,241,740	7.5%	6,451,515	7.5%	3.4%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 49,494.10 m ²) - İstanbul	7,375,230	8.9%	7,866,795	9.2%	6.7%
5. Levent Project - İstanbul - 7 Residences, 50 Commercial units, 17 power centers	657,710	0.8%	684,700	0.8%	4.1%
Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 10,247.59 m ²) - İstanbul	590,000	0.7%	680,000	0.8%	15.3%
Mall of İstanbul Project 2. Phase - MOI Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul	3,040,000	3.7%	3,437,000	4.0%	13.1%
Mall of İstanbul Project 2. Phase - Office - Commercial unit (Net Leasable Area - 12,503.53 m ²) - İstanbul	567,000	0.7%	635,000	0.7%	12.0%
Real Estate Projects	12,025,100	14.5%	15,633,200	18.2%	30.0%
İstanbul Paşabahçe Project (70,644.88m ²)	4,062,600	4.9%	4,887,200	5.7%	20.3%
Karaköy Hotel Project - İstanbul	1,187,500	1.4%	1,352,000	1.6%	13.9%
5. Levent Project Phase 2 - İstanbul (43,405.61 m ²)**	6,775,000	8.2%	9,394,000	10.9%	38.7%
PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO	80,178,780	96.9%	83,038,330	96.8%	3.6%
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%	1,658,811	1.9%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	744,400	0.9%	880,400	1.0%	18.3%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	162,650	0.2%	220,550	0.3%	35.6%
PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO	2,565,861	3.1%	2,759,761	3.2%	7.6%
TOTAL REAL ESTATE PORTFOLIO	82,744,641	100.0%	85,798,091	100.0%	3.7%
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2023	Total Portfolio Value Share %	30.09.2024	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	2,451,801	3%	8,749,721	8%	256.9%
Demand/Time TRY Deposit	2,375,577	3%	8,967,534	9%	277.5%
TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS	4,827,378	6%	17,717,255	17%	267.0%
TOTAL PORTFOLIO VALUE	87,572,019	100%	103,515,346	100%	18.2%
OTHER ASSETS	21,920,213		1,076,245		-95.1%
LIABILITIES	11,347,574		10,949,135		-3.5%
NET ASSET VALUE	98,144,658		93,642,456		-4.6%
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	98.14		93.64		-4.6%
SHARE CLOSING PRICE	31.70		50.70		59.9%