

31.03.2021 Torunlar Portfolio Table (000 TRY)

	31.12.2020		31.03.2021		
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
<b>Landbank</b>	<b>248,430</b>	<b>1.8%</b>	<b>248,430</b>	<b>1.8%</b>	<b>0.0%</b>
İstanbul Eyüpsultan Land (1,035 m <sup>2</sup> )*	6,955	0.0%	6,955	0.0%	0.0%
İstanbul, Başakşehir, Kayabaşı Land (60,833.20 m <sup>2</sup> )	91,250	0.6%	91,250	0.6%	0.0%
Mall of İstanbul Project 3. Phase (12,131.79 m <sup>2</sup> )	84,500	0.6%	84,500	0.6%	0.0%
Antalya Kepez Land plots - Antalya	65,725	0.5%	65,725	0.5%	0.0%
<b>Buildings</b>	<b>12,464,042</b>	<b>88.1%</b>	<b>12,464,042</b>	<b>88.1%</b>	<b>0.0%</b>
Zafer Plaza Shopping Mall - Bursa (72.26% share)	379,200	2.7%	379,200	2.7%	0.0%
Korupark Shopping Mall - Bursa	1,785,000	12.6%	1,785,000	12.6%	0.0%
Torium Shopping Mall - İstanbul	630,000	4.5%	630,000	4.5%	0.0%
Deeepo Outlet Center - Antalya	350,000	2.5%	350,000	2.5%	0.0%
Mall of Antalya - Antalya	730,000	5.2%	730,000	5.2%	0.0%
Korupark 1., 2. and 3. Phases - Bursa - 9 residences + 5 retail units + warehouses of 201 residential units + 2 power centers + 1 parking lot	35,797	0.3%	35,797	0.3%	0.0%
Nishİstanbul - İstanbul - 4 retail stores	7,670	0.1%	7,670	0.1%	0.0%
Torium Residence - İstanbul - 2 units	790	0.0%	790	0.0%	0.0%
Torium Dorm (2 dorms)	44,000	0.3%	44,000	0.3%	0.0%
Mall of İstanbul Shopping Center - İstanbul	3,135,000	22.2%	3,135,000	22.2%	0.0%
Mall of İstanbul - 2 Residences, 1 Offices (Tower), 3 Flat offices, 9 Commercial units - İstanbul	42,485	0.3%	42,485	0.3%	0.0%
Torun Tower (Office building) - İstanbul	2,000,000	14.1%	2,000,000	14.1%	0.0%
Torun Center Project (Residence) (Gross Sellable Area - 61,667.76 m <sup>2</sup> ) - İstanbul	1,169,950	8.3%	1,169,950	8.3%	0.0%
Torun Center Project (Offices and retail area) (Gross Leasable Area - 61,367.81 m <sup>2</sup> ) - İstanbul	1,105,400	7.8%	1,105,400	7.8%	0.0%
5. Levent Project - İstanbul - 141 Residences, 50 Commercial units	311,750	2.2%	311,750	2.2%	0.0%
Mall of İstanbul Project 2. Phase - High Residence - İstanbul	218,650		218,650		NM
Mall of İstanbul Project 2. Phase - MOİ Hilton Hotel - Convention center - İstanbul	280,350		280,350		NM
Mall of İstanbul Project 2. Phase - Office - Commercial unit - İstanbul	238,000		238,000		NM
<b>Real Estate Projects</b>	<b>1,012,010</b>	<b>7.2%</b>	<b>1,012,010</b>	<b>7.2%</b>	<b>0.0%</b>
İstanbul Paşabağçe Project	891,475	6.3%	891,475	6.3%	0.0%
Karaköy Hotel Project - İstanbul**	120,535	0.9%	120,535	0.9%	0.0%
<b>PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO</b>	<b>13,724,482</b>	<b>97.0%</b>	<b>13,724,482</b>	<b>97.0%</b>	<b>0.0%</b>

PARTICIPATIONS' REAL ESTATE PORTFOLIO	Appraisal Value	Total Real Estate Portfolio Value Share %	Appraisal Value	Total Real Estate Portfolio Value Share %	Change
ANKAMall and Crowne Plaza - Yeni Gimat GYO A.Ş. (14.83% share) - Ankara	275,355	1.9%	275,355	1.9%	0.0%
Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla	70,000	0.5%	70,000	0.5%	0.0%
Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun	72,500	0.5%	72,500	0.5%	0.0%
<b>PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO</b>	<b>417,855</b>	<b>3.0%</b>	<b>417,855</b>	<b>3.0%</b>	<b>0.0%</b>
<b>TOTAL REAL ESTATE PORTFOLIO</b>	<b>14,142,337</b>	<b>100.0%</b>	<b>14,142,337</b>	<b>100.0%</b>	<b>0.0%</b>
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2020	Total Real Estate Portfolio Value Share %	31.03.2021	Total Real Estate Portfolio Value Share %	Change
Demand/Time Forex Deposit	123,372	1%	254,018	2%	105.9
Demand/Time TRY Deposit	49,881	0%	46,932	0%	-5.9
<b>TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS</b>	<b>173,253</b>	<b>1%</b>	<b>300,950</b>	<b>2%</b>	<b>73.7</b>
<b>TOTAL PORTFOLIO VALUE</b>	<b>14,315,590</b>	<b>100%</b>	<b>14,443,287</b>	<b>100%</b>	<b>0.9</b>
OTHER ASSETS	-600,803		-620,232		3.2
LIABILITIES	4,944,870		5,170,267		4.6
<b>NET ASSET VALUE</b>	<b>8,769,917</b>		<b>8,652,788</b>		<b>-1.3</b>
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.0
NAV PER SHARE	8.77		8.65		-1.3
SHARE CLOSING PRICE	3.90		3.18		-18.5

Note: 5. Levent project with 474,520,543 TRY appraisal value is not included in the portfolio table as it is not annotated on the title deed.  
 \*The land which was 5,720.90 m<sup>2</sup> at 5. Levent Eyüpsultan area in 2017 is currently decreased to 1,035 m<sup>2</sup> after some occupancy permits have been granted.  
 \*\*2020 appraisal value for the Karaköy Hotel Project is shown as the amount valued for the current project as is; whereas in the financial statements the appraisal value for the land is shown.