

## 31.12.2024 Torunlar REIC 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
<b>Landbank</b>	<b>1,413,670</b>	<b>1.7%</b>	<b>1,892,475</b>	<b>1.9%</b>	<b>33.9%</b>
İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m <sup>2</sup> )*	710,370	0.9%	888,635	0.9%	25.1%
Mall of İstanbul Project 3. Phase (12,131.79 m <sup>2</sup> )	272,965	0.3%	385,185	0.4%	41.1%
Antalya Kepez Land plots - Antalya (50,347.96m <sup>2</sup> )	430,335	0.5%	618,655	0.6%	43.8%
<b>Buildings</b>	<b>66,740,010</b>	<b>80.7%</b>	<b>80,304,440</b>	<b>81.3%</b>	<b>20.3%</b>
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 <sup>2</sup> ) - 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 <sup>2</sup> ) - 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 <sup>2</sup> ) - 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 <sup>2</sup> ) - İstanbul	567,000	0.7%	1,495,000	1.5%	163.7%
<b>Real Estate Projects</b>	<b>12,025,100</b>	<b>14.5%</b>	<b>12,981,080</b>	<b>13.1%</b>	<b>7.9%</b>
İstanbul Paşabahçe Project (70,644.88m <sup>2</sup> )	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 <sup>2</sup> ), (Commercial Units - 3,720.74 m <sup>2</sup> ) - İstanbul	6,775,000	8.2%	5,118,880	5.2%	-24.4%
<b>PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO</b>	<b>80,178,780</b>	<b>96.9%</b>	<b>95,177,995</b>	<b>96.4%</b>	<b>18.7%</b>

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%
<b>PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO</b>	<b>2,565,861</b>	<b>3.1%</b>	<b>3,565,575</b>	<b>3.6%</b>	<b>39.0%</b>
<b>TOTAL REAL ESTATE PORTFOLIO</b>	<b>82,744,641</b>	<b>100.0%</b>	<b>98,743,570</b>	<b>100.0%</b>	<b>19.3%</b>
MONEY AND CAPITAL MARKETS INSTRUMENTS	31.12.2023	Total Portfolio Value Share %	31.12.2024	Total Portfolio Value Share %	Change
Demand/Time Forex Deposit	2,322,670	3%	148,737	0%	-93.6%
Demand/Time TRY Deposit	2,807,384	3%	20,019,721	17%	613.1%
<b>TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS</b>	<b>5,130,054</b>	<b>6%</b>	<b>20,168,458</b>	<b>17%</b>	<b>293.1%</b>
<b>TOTAL PORTFOLIO VALUE</b>	<b>87,874,695</b>	<b>100%</b>	<b>118,912,028</b>	<b>100%</b>	<b>35.3%</b>
OTHER ASSETS	28,482,692		-3,481,323		-112.2%
LIABILITIES	12,059,068		18,192,147		50.9%
<b>NET ASSET VALUE</b>	<b>104,298,319</b>		<b>97,238,558</b>		<b>-6.8%</b>
NUMBER OF SHARES	1,000,000,000		1,000,000,000		0.00%
NAV PER SHARE	104.30		97.24		-6.8%
SHARE CLOSING PRICE	31.70		63.75		101.1%