

31.03.2024 Torunlar REIC Portfolio Table (000 TRY)

| | 31.12.2023 | | 31.03.2024 | | |
|---|------------------------|--|------------------------|--|---------------|
| 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% | 1,413,670 | 1.7% | 0.0% |
| İstanbul, Başakşehir, Kayabaşı Land (45,629.83 m ²)* | 710,370 | 0.9% | 710,370 | 0.9% | 0.0% |
| Mall of İstanbul Project 3. Phase (12,131.79 m ²) | 272,965 | 0.3% | 272,965 | 0.3% | 0.0% |
| Antalya Kepez Land plots - Antalya (48,563m ²) | 430,335 | 0.5% | 430,335 | 0.5% | 0.0% |
| Buildings | 66,740,010 | 80.7% | 66,740,010 | 80.7% | 0.0% |
| Zafer Plaza Shopping Mall - Bursa (72.26% share) | 940,500 | 1.1% | 940,500 | 1.1% | 0.0% |
| Korupark Shopping Mall - Bursa | 7,665,000 | 9.3% | 7,665,000 | 9.3% | 0.0% |
| Torium Shopping Mall - İstanbul | 2,220,000 | 2.7% | 2,220,000 | 2.7% | 0.0% |
| Deepo Outlet Center - Antalya | 2,850,000 | 3.4% | 2,850,000 | 3.4% | 0.0% |
| Mall of Antalya - Antalya | 3,535,000 | 4.3% | 3,535,000 | 4.3% | 0.0% |
| Korupark 1., 2. and 3. Phases - Bursa - 7 residences + 5 retail units + several power centers and parking lots | 180,160 | 0.2% | 180,160 | 0.2% | 0.0% |
| Torium Residence - İstanbul - 2 units | 5,830 | 0.0% | 5,830 | 0.0% | 0.0% |
| Torium Dorm (2 dorms) | 270,200 | 0.3% | 270,200 | 0.3% | 0.0% |
| Mall of İstanbul Shopping Center - İstanbul | 18,000,000 | 21.8% | 18,000,000 | 21.8% | 0.0% |
| Mall of İstanbul - 2 Residences, 1 Offices (Tower), 1 Flat offices, 12 Commercial units - İstanbul | 201,640 | 0.2% | 201,640 | 0.2% | 0.0% |
| Torun Tower (Office building) - İstanbul | 12,400,000 | 15.0% | 12,400,000 | 15.0% | 0.0% |
| Torun Center Project (Residence) (282 residences; Gross Sellable Area - 47,365.51 m ²) - İstanbul | 6,241,740 | 7.5% | 6,241,740 | 7.5% | 0.0% |
| Torun Center Project (Offices and retail area) (Gross Leasable Area - 49,844.10 m ²) - İstanbul | 7,375,230 | 8.9% | 7,375,230 | 8.9% | 0.0% |
| 5. Levent Project - İstanbul - 8 Residences, 50 Commercial units, 17 power centers | 657,710 | 0.8% | 657,710 | 0.8% | 0.0% |
| Mall of İstanbul Project 2. Phase - High Residence (Gross Sellable Area - 10,247.59 m ²) - İstanbul | 590,000 | 0.7% | 590,000 | 0.7% | 0.0% |
| Mall of İstanbul Project 2. Phase - MOI Hilton Hotel - Convention center (Hotel rooms: 175) - İstanbul | 3,040,000 | 3.7% | 3,040,000 | 3.7% | 0.0% |
| Mall of İstanbul Project 2. Phase - Office - Commercial unit (Net Leasable Area - 12,503.53 m ²) - İstanbul | 567,000 | 0.7% | 567,000 | 0.7% | 0.0% |
| Real Estate Projects | 12,025,100 | 14.5% | 12,025,100 | 14.5% | 0.0% |
| İstanbul Paşabahçe Project (70,644.88m ²) | 4,062,600 | 4.9% | 4,062,600 | 4.9% | 0.0% |
| Karaköy Hotel Project - İstanbul | 1,187,500 | 1.4% | 1,187,500 | 1.4% | 0.0% |
| 5. Levent Project Phase 2 - İstanbul (43,405.61 m ²)** | 6,775,000 | 8.2% | 6,775,000 | 8.2% | 0.0% |
| PARENT COMPANY TOTAL REAL ESTATE PORTFOLIO | 80,178,780 | 96.9% | 80,178,780 | 96.9% | 0.0% |
| 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 | 2.0% | 0.0% |
| Netsel Marina - Netsel Turizm Yatırımları A.Ş. (44.60% share) - Muğla | 744,400 | 0.9% | 744,400 | 0.9% | 0.0% |
| Bulvar Samsun Shopping Mall - TTA Gayrimenkul Yat. ve Yönetim A.Ş. (40% share) - Samsun | 162,650 | 0.2% | 162,650 | 0.2% | 0.0% |
| PARTICIPATIONS' TOTAL REAL ESTATE PORTFOLIO | 2,565,861 | 3.1% | 2,565,861 | 3.1% | 0.0% |
| TOTAL REAL ESTATE PORTFOLIO | 82,744,641 | 100.0% | 82,744,641 | 100.0% | 0.0% |
| MONEY AND CAPITAL MARKETS INSTRUMENTS | 31.12.2023 | Total Portfolio Value Share % | 31.03.2024 | Total Portfolio Value Share % | Change |
| Demand/Time Forex Deposit | 1,848,867 | 2% | 1,710,970 | 2% | -7.5% |
| Demand/Time TRY Deposit | 2,239,564 | 3% | 1,796,135 | 2% | -19.8% |
| TOTAL MONEY AND CAPITAL MARKETS INSTRUMENTS | 4,088,431 | 5% | 3,507,105 | 4% | -14.2% |
| TOTAL PORTFOLIO VALUE | 86,833,072 | 100% | 86,251,746 | 100% | -0.7% |
| OTHER ASSETS | 5,898,721 | | 5,937,098 | | 0.7% |
| LIABILITIES | 9,610,553 | | 8,005,903 | | -16.7% |
| NET ASSET VALUE | 83,121,240 | | 84,182,941 | | 1.3% |
| NUMBER OF SHARES | 1,000,000,000 | | 1,000,000,000 | | 0.00% |
| NAV PER SHARE | 83.12 | | 84.18 | | 1.3% |
| SHARE CLOSING PRICE | 31.70 | | 41.34 | | 30.4% |